

# SHEPHERD COMMERCIAL

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## FOR SALE FREEHOLD OFFICES OF 3,100 sq ft (288 sqm)



Being  
**1325A STRATFORD ROAD  
HALL GREEN  
BIRMINGHAM  
B28 9HH**

- Freehold two storey office accommodation
- Ground floor 1,254 sq ft (116.50 sqm)
- First floor 1,846 sq ft (171.50 sqm)
- Car parking to the rear

### **PURCHASE PRICE:**

**Offers are invited based on £495,000.00**

## ***LOCATION:***

The premises are located fronting the Stratford Road in the Hall Green district of Birmingham, close to the junction of Highfield Road, some five miles south east of Birmingham City Centre and three miles to the south of Solihull Town Centre. The premises are situated within a mixed commercial and residential locality, with all main amenities being in the local vicinity including shopping, schooling, transport etc.

## ***DESCRIPTION:***

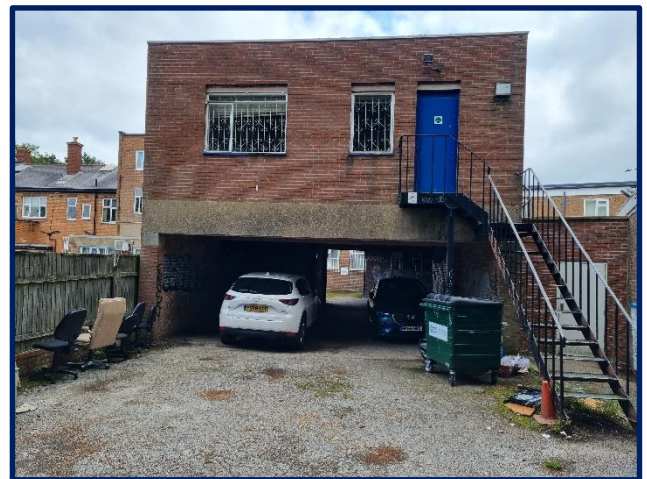
The premises comprise a centre terraced building of two storey brick construction. The whole of the property stands well back from the road behind a paved forecourt and has the benefit of an extension to the rear, with undercroft car parking accessed from a rear service road.

Internally, floors throughout are of solid construction, lighting is by way of fluorescent fittings and a number of the window units have been replaced with UPVC window units.

The accommodation generally is cellular in form, although various offices can be 'opened up' to create a more open plan accommodation.



***Reception Area***



***Rear car parking area***

## ***ACCOMMODATION:***

### **Ground Floor**

|                       |           |
|-----------------------|-----------|
| Entrance lobby        | 131 sq ft |
| Board Room            | 314 sq ft |
| Store Room            | 84 sq ft  |
| Reception             | 431 sq ft |
| Office 1              | 140 sq ft |
| Office 2              | 109 sq ft |
| Inner corridor        |           |
| Under stairs cupboard |           |
| Boiler room           |           |
| WC's x 2              |           |
| Kitchen               | 44 sq ft  |

## **First Floor**

|                |           |
|----------------|-----------|
| Office 1       | 301 sq ft |
| Store room     | 84 sq ft  |
| Office 2       | 126 sq ft |
| Office 3       | 126 sq ft |
| Office 4       | 128 sq ft |
| Store cupboard |           |
| Office 5       | 312 sq ft |
| WC's x 2       |           |
| Comms cupboard |           |
| Kitchen        | 32 sq ft  |
| Office 6       | 115 sq ft |
| Office 7       | 141 sq ft |
| Office 8       | 217 sq ft |
| Office 9       | 132 sq ft |
| Office 10      | 132 sq ft |

**Net Internal Floor Area of 3,100 sq ft (288 sq m)**

## **Externally**

Rear under croft car parking for approx. 7 vehicles

### ***EPC:***

Awaiting EPC report.

### ***TENURE:***

The premises are to be offered on a Freehold basis with full vacant possession.

### ***SERVICES:***

We understand all mains services are connected to the property.

### ***RATING ASSESSMENT:***

The premises have a rateable value of £24,250.00

### ***PURCHASE PRICE:***

**Offers are invited based on £495,000.00**

### ***VAT:***

Prices quoted are subject to VAT where applicable.

***VIEWING:***

Strictly by appointment with the sole Agents.

**Telephone:**

Shepherd Commercial – 01564 778890

**Email:**

enquiries@shepcom.com

**Special Note:** On acceptance of any offers a non-returnable deposit of £500 + VAT must be paid to cover any abortive legal costs should a purchaser/tenant not proceed to completion.

Shepherd Commercial Ltd for themselves and for the vendor(s)/landlord(s) of this property whose agents they are give notice that; (1) these particulars do not constitute any part of a contract or offer and are produced in good faith and set out as a general guide only. (2) Whilst all descriptions, measurements, etc are believed to be correct any intending purchaser(s) or tenant(s) should not rely on them as statements or representation of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. (3) The vendor(s)/landlord(s) does not make or give and neither Shepherd Commercial Ltd nor any person in his employment has an authority to make or give any representation or warranty whatsoever in relation to this property

For illustration purposes only

**Ground & First Floor Layout Plans**  
**1325A Stratford Road, Hall Green, Birmingham.**

