



## Carillon House, Chapel Lane, Birmingham, B47 6JX

Grade A office within a Grade II listed Church nestled in a semi-rural position close to the M42

### Summary

<b>Tenure</b>	To Let
<b>Available Size</b>	2,765 sq ft / 256.88 sq m
<b>Rent</b>	£34,950 per annum
<b>Service Charge</b>	FRI lease by way of service charge
<b>Rateable Value</b>	£17,000 Based on 2023 valuations
<b>EPC Rating</b>	EPC exempt - Place of worship

### Key Points

- Converted Victorian Church
- Air Conditioning
- 15 Car Parking Spaces
- Open Plan
- Grade A Specification
- Break Out Areas
- 1.5 Miles North of J3 M42

# Carillon House, Chapel Lane, Birmingham, B47 6JX

## DESCRIPTION

The ground floor suite of Carillon House is a Grade A specification office set within the interior of a former Victorian church. Spanning 2,765sqft with two access points, the suite benefits from A/C, break-out rooms, a private kitchen and an open-plan fit-out. With Cat V cabling, superfast fibre optic broadband and CCTV surrounding a private car park for 15 vehicles, the suite benefits from existing furnishings to form a plug-and-play style letting.

## LOCATION

Located within the Wythall Victorian Church, Carillon House is situated on a prominent corner position of Chapel Lane. Some 0.3 miles West of the arterial route of Alcester Road and 1.5 miles north of J3 of the M42, the property is located with easy access to both the national motorway network and Birmingham City Centre - some 4.5 miles north. Local transport amenities are ample for the semi-rural location.

## VIEWINGS

Strictly by appointment with Shepherd Commercial

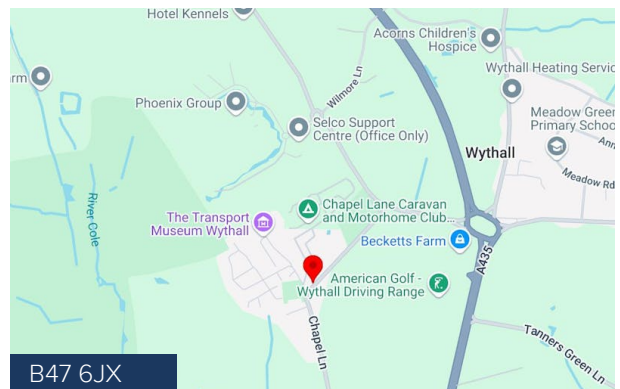
## TERMS

The property is to be offered to the open leasehold market on a minimum term of 3 years. The lease will be upon a Full Repairing & Insuring Basis by way of service charge. Service charge provision includes security, groundskeeping, fire and electrical assessments as well as electric and water.

## VIDEO

- Virtual Tour

<https://tour.giraffe360.com/fc68f73089ef4a7c8f6a6702aa028596/?lsf=1>



## Viewing & Further Information

**KAINE ARKINSON**

01564 778 890 | 07487 521 802

kaine@shepcom.com

The above information contained within this email is sent subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars. Generated on 21/10/2024





SHEPHERD  
COMMERCIAL



SHEPHERD  
COMMERCIAL



SHEPHERD  
COMMERCIAL



SHEPHERD  
COMMERCIAL



SHEPHERD  
COMMERCIAL