961 Alcester Road South



Birmingham, B14 5JA



TO LET 576 SQ FT (53.51 SQ M)

£6,000 PER ANNUM

Self-contained first floor offices, located in Kings Heath within a neighbourhood parade of shops on the junction of A435 and Stot Fold Road

- Predominantly open-plan
- Kitchenette
- Easily accessible
- Store room
- Available immediately
- Short-term flexible lease

961 Alcester Road South

SHEPHERD COMMERCIAL

Birmingham, B14 5JA



Summary

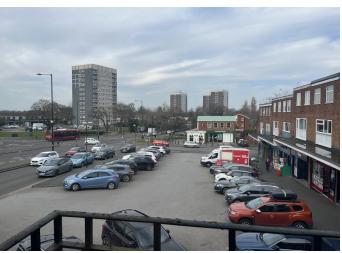
Available Size	576 sq ft / 53.51 sq m	
Rent	£6,000 per annum	
Service Charge	N/A	
EPC	Upon enquiry	

Description

The offices are at first floor and access directly from an entrance doorway on Stot Fold Road opening to stairs leading to the first floor (NB - there is NO lift). The offices are divided into two main areas by way of an internal partition, however could possibly be combined. One of the two main offices has a kitchenette and storage units with worktop; and the offices have their own toilets on the first floor. Located off the first floor landing is a small store room.

Location

The offices form part of a neighbourhood shopping parade, prominently located on the junction of the A435 Alcester Road South and Stot Fold Road; approximately 7 miles south of Birmingham city centre and about 4 miles north of Junction 3 of the M42 which connects westbound with the M5 and eastbound with the M42.



Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
1st - First Floor	576	53.51	Available
Total	576	53.51	

Viewings

By prior arrangement with the letting agent, Ross Bendall BSc MRICS ross@shepcom.com 07712 736695

Tenure

The offices are available on a new lease, the terms of which are to be negotiated between the parties.

Rent

The quoting rent is £6,000 per annum exclusive.

Rates

The offices are not as yet separately assessed for business rates, however the ingoing tenant will be required to pay a pro rata share of the overall rates liability attributable.

Service Charge

The ingoing tenant will be required to pay a pro rata share of service charge and insurance relating to the subject accommodation.

Legal Costs

Each party is to bear their own legal costs incurred in the transaction.







