

# 961 Alcester Road South

Birmingham, B14 5JA

SHEPHERD  
COMMERCIAL



## 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

01564 778890  
[www.shepcom.com](http://www.shepcom.com)



### 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
<b>Total</b>	<b>576</b>	<b>53.51</b>	

### Viewings

By prior arrangement with the letting agent, Ross Bendall BSc MRICS [ross@shepcom.com](mailto: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.



