22-24 Alcester Road South

Birmingham, B14 7PU

SHEPHERD COMMERCIAL

TO LET

1,564 SQ FT
(145.30 SQ M)

£15,500 PER ANNUM

A 1,564sqft first floor office in the heart of Kings Heath, with rear car parking.

- 6 Month Deposit
- Rear Car Park
- Flexible Terms
- Vinyl Flooring
- Self-Contained
- Centre of Kings Heath High Street

01564 778890
www.shepcom.com

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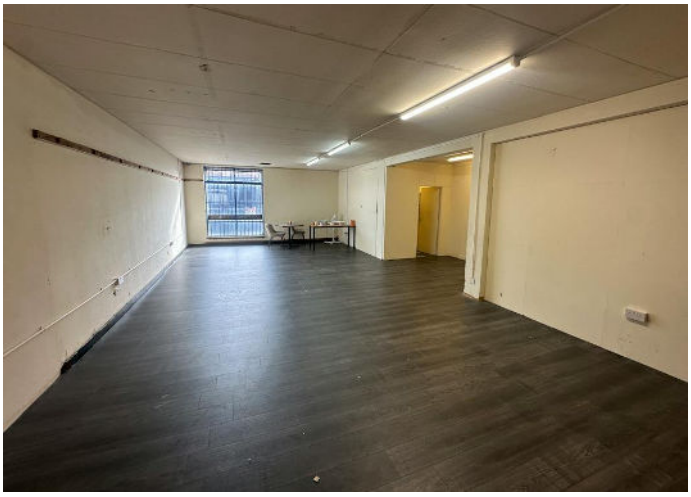

Summary

Available Size	1,564 sq ft / 145.30 sq m
Rent	£15,500 per annum
Service Charge	N/A
Car Parking	Staff Parking to Rear
EPC	C

Description

The property comprises substantial first-floor commercial accommodation forming part of a prominent mid-parade property fronting Alcester Road South in the heart of Kings Heath.

The available accommodation extends to approximately 1,564 sq ft (145.30 sq m) and provides a predominantly open-plan layout together with separate ancillary areas. The space benefits from good natural light to the front and rear, laminate-style flooring, fluorescent lighting, power points and an adaptable internal configuration capable of accommodating a range of commercial occupiers, subject to any necessary consents.

The accommodation offers an excellent opportunity for businesses seeking well-located and competitively positioned premises within one of Birmingham's busiest suburban centres

Location

The property occupies a prominent position on Alcester Road South within the principal commercial area of Kings Heath, close to its junction with Vicarage Road and within easy walking distance of the main High Street.

Kings Heath is a popular and densely populated suburb situated approximately 4 miles south of Birmingham City Centre, benefiting from a strong mix of national, regional and independent retailers, restaurants and service businesses. Nearby occupiers include Boots, WHSmith, Superdrug and other established retailers, while Sainsbury's and the public car park on Institute Road are also situated nearby.

Alcester Road South is one of the principal arterial routes serving south Birmingham, providing convenient connections towards Birmingham City Centre, Moseley, Maypole and the wider motorway network. Junction 3 of the M42 is approximately 5 miles to the south, providing onward connections to the M40, M5 and M6

Viewings

Strictly by appointment with Shepherd Commercial

Terms

The first-floor accommodation provides approximately:

First Floor: 1,564 sq ft (145.30 sq m)

The accommodation is arranged to provide a large open-plan area together with ancillary rooms and circulation space. The existing configuration offers considerable flexibility and could be adapted to suit the operational requirements of an incoming occupier, subject to any necessary statutory consents.

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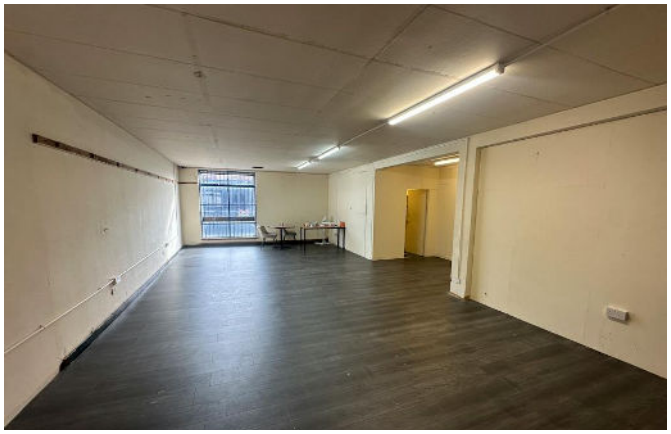

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