

To Let

Second Floor Offices

By way of Assignment or Sub-Letting

**Suite 4, 118a Soho Road
Handsworth
BIRMINGHAM B21 9DP**



145.30 m² (1,564 ft²) Approx.

Location

The premises are situated on the 2nd floor of 118 Soho Road which is located in a prominent position on the B4100, the main road linking Birmingham to West Bromwich. Soho Road is made up primarily of retail premises but with a mixture of office and residential uses close by.

Description

The premises comprise part of the second floor in this prominent office building. The premises are entered by a communal reception area or from the rear. Stairs lead to the suite on the second floor which is laid out in mainly open plan accommodation. Lift access to the offices is also available.

Accommodation (Approx)

Offices 145.30 m² (1,564 ft²)

Total 145.30 m² (1,564 ft²)

The accommodation is finished to a good specification having fully carpeted floors throughout.

4 dedicated car parking spaces are available at the rear of the premises.

The accommodation is capable of sub-division.

Lease Term

The accommodation is held by way of a lease for a term expiring on 31st May 2018. The lease provides for a Break Clause on 1st June 2013, subject to 6 months prior written notice.

There is also a Rent Review due on 1st April 2013

Rent

£15,000 per annum exclusive.

VAT

The client has informed us VAT will be charged on the rent at the prevailing rate at the time of billing.

Business Rates

Interested parties are advised to make their own enquiries with Birmingham City Council Business Rates Department.

Viewing

Strictly by appointment with the Sole Letting Agent:

Pennycuik Collins,
9 The Square, 111 Broad Street,
Birmingham, B15 1AS.
Tel. No: 0121 665 4150, Fax. No: 0121 665
4190,
Ref: RSM

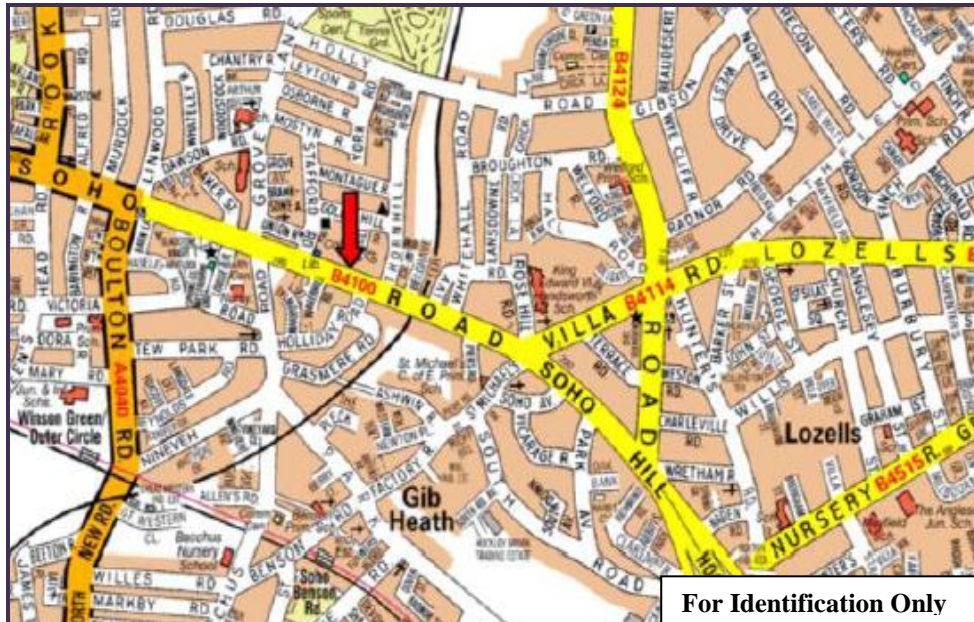
SUBJECT TO CONTRACT

April 2012

Energy Performance Certificate

An EPC is available for the ingoing tenant obtained under current legislation.





The Property Misdemeanors Act 1991:

These particulars are prepared and issued in accordance with the Property Misdemeanors Act 1991. Whilst we endeavour to make our Particulars accurate and reliable, if there is any matter of particular importance to you, then please do not hesitate to contact our office and we will be pleased to check the information for you (**especially if you are travelling some distance to view the property**).

Fixtures and Fittings:

All those items mentioned in these particulars are, we are advised, included in the sale. All other items, including those shown on any photographs, are excluded. References to any gas, electrical or other fixtures, fittings or appliances are to state their inclusion only, and no warranty is given or implied as to their condition or effectiveness.

Measurement:

The property has been measured in accordance with the RICS "Code of Measuring Practice (Sixth Edition)

VAT:

Unless otherwise stated, all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject.

Misrepresentation Act 1967:

Pennycuik Collins for themselves and the vendors or lessor's of this property, whose agents they are, give notice that these particulars do not constitute any form of an offer or contract, nor any part of an offer or contract. Neither the vendor nor lessor of this property, nor Pennycuik Collins (or person in their employment) has any authority to make, give or imply any representation or warranty whatsoever in relation to this property.

Rates/Water Rates:

Verbal enquiries only have been made of the local authority; interested parties are advised to verify the figures direct with the appropriate authority.

Tenure:

The tenure which we show is as verbally advised to us, we have not had the opportunity to inspect any title documentation and therefore cannot verify this information.

Services:

Information in respect of all services regards availability, adequacy and condition of services is as verbally advised to us, we have not tested and no warranty is given or implied in their respect.

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