



## TO LET

### Office

First Floor, 3 Steyning Road, South Yardley, Birmingham,  
B26 1HH

322 sq ft (30 sq m) NIA

**£5,200 pax**

## LOCATION

The property is located on Steyning Road, at the corner of Coventry Road (A45)

The property is situated behind a forecourt suitable for car parking.

Surrounded by other commercial activity in the immediate area, the property benefits from a large residential catchment in the wider area.

## DESCRIPTION

Accessed via a self-contained entrance to a staircase the demise is a first floor suite providing three rooms with additional kitchen and bathroom with shower. The accommodation has carpets, painted plastered walls, perimeter trunking, central heating and alarm system. Unrestricted on street parking is available in Steyning Road.

## ACCOMMODATION

	sq m	sq ft
Office	11.06	119
Office	9.10	98
Office	9.71	105
Fitted Kitchen		
Bathroom		
<b>Total NIA</b>	<b>29.87</b>	<b>322</b>

## RENT

Quoting rent is £5,200 per annum exclusive, payable quarterly in advance

## LEASE TERMS

The accommodation is available by way of a new lease for a term of years to be negotiated between the parties.



## BUSINESS RATES

Awaiting Details

## UTILITIES

The tenant will be responsible for payment of all utilities costs to the accommodation.

## LEGAL COSTS

Each party is to be responsible for their own legal costs.

## SERVICE CHARGE

A service charge may be applicable for maintenance and repair of the building.

## VAT

All figures are exclusive of VAT which will be charged at the standard rate if applicable.

## EPC

D - 95

## VIEWING

Strictly by prior appointment:

**Richard Bache**

[richard.bache@pennycuick.co.uk](mailto:richard.bache@pennycuick.co.uk)

## SUBJECT TO CONTRACT

March 2020



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