

TO LET

HIGH SPEC OFFICE SUITE WITH WAREHOUSE/STORAGE
AND LARGE YARD AREA



61 SOUTH ROAD, BIRMINGHAM, B11 1EX

620 SQ M 6,678 SQ FT

Rental £45,000 pax



LOCATION

The property is situated in a mixed commercial and residential area, approximately one mile from Birmingham city centre in a convenient location being directly connected to the A4540 Middle Ring Road leading to A38(M) Motorway and with rail links close by at Bordesley railway station to Birmingham Centre.

DESCRIPTION

This attractive brick built property comprises a two storey building with side single storey warehouse and separate shared yard.

The offices are on the first floor with separate entrance and have been fitted out to a high standard incorporating a large general office with private office having full height glazed partitioning, male and female toilets, kitchen and a well fitted boardroom.

The stores are to the ground floor with roller shutter loading door and a working height of 2m.

The side warehouse has dock loading having a working height of 3.0m. There is a roller shutter loading door providing access from the shared yard.

ACCOMMODATION

	Sq m	Sq ft
Grd stores	225.9	2,432
1 st fl offices	225.9	2,432
Side warehouse	168.6	1,815
Total	620	6,678

RENT

Quoting rent is £45,000 per annum exclusive, payable quarterly in advance

LEASE

A full repairing and insuring lease to be granted for a term of 10 years with 5 yearly upward only rent reviews

LEGAL COSTS

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

SERVICE CHARGE

A service charge is payable to cover the cost of maintenance and upkeep of communal areas.

VAT

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

EPC

tba

VIEWING

Strictly by prior appointment:

Richard Bache

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SUBJECT TO CONTRACT

December 2020



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