



TO LET

Flexible Office Space

Highfield House, 1562-1564 Stratford Road, Birmingham

B28 9HA

113-840 sq ft (11-78 sq m)

From £350 per month

LOCATION

The property is located in a prominent position fronting A34 Stratford Road in Hall Green, Birmingham approximately 4 miles to the north-west of junction 4 of the M42 Motorway, providing access to M5, M6 and M40. The A34 is a main bus route and access to railway stations are available at nearby Shirley and Solihull town centre. Shopping facilities including a 24 hour Tesco supermarket are within walking distance.

DESCRIPTION

The property comprises a three storey building of brick construction with rendered front elevation beneath a pitched tiled roof to the front and single storey section to the rear. The well-presented accommodation provides offices let to individual businesses and other common facilities by way of short leases. On-site car parking is provided to the front of the building.

AVAILABILITY

Office	sq ft	Cost per month
2/3	431	£700.00
8	140	£438.00
13/15	393	£700.00
26	166	£500.00
27	113	£420.00
28	312	£620.00
30	383	£500.00

All rents are payable 3 months in advance by cheque or bank transfer, and thereafter to be paid monthly by Direct Debit as arranged

BUSINESS RATES

Each occupier is responsible for their own business rates payments and likely to qualify for small business relief resulting in no payments

SERVICES INCLUDED

Heating
Lighting
Water
Security with 24/7 access
Cleaning

TENURE

The offices are let on 12 months tenancy agreements.

LEGAL COSTS

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

VAT

All figures are exclusive of VAT which will be charged in addition at the standard rate.

EPC



VIEWING

Strictly by prior appointment:

Richard Bache

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SUBJECT TO CONTRACT

Revised May 2021



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