



272 KINGS ROAD, TYSELEY, BIRMINGHAM, B11 2AB

OFFICE TO LET | 125 TO 544 SQ FT

**SIDDALL JONES**  
COMMERCIAL PROPERTY CONSULTANCY

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Fully Inclusive Refurbished Offices with Car Parking

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- Emulsion Coated Walls
  - Gas Fired Central Heating
  - Double Glazed UPVC Window
  - Part Furnished
  - Kitchen and WC Facilities to each floor
  - Part Air Conditioned
  - Allocated Car Parking
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## DESCRIPTION

The property comprises a prominent office building arranged over two floors with a large reception and forecourt car parking off the Kings Road.

The space is predominantly split to provide cellular office accommodation off a central corridor with reception, kitchenette, canteen, and welfare facilities throughout.

The property has recently been extensively refurbished including new roof covering and includes the following specification:

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- Gas Fired Central Heating
- Double Glazed UPVC Window
- Part Furnished
- Kitchen and WC Facilities to each floor
- Part Air Conditioned
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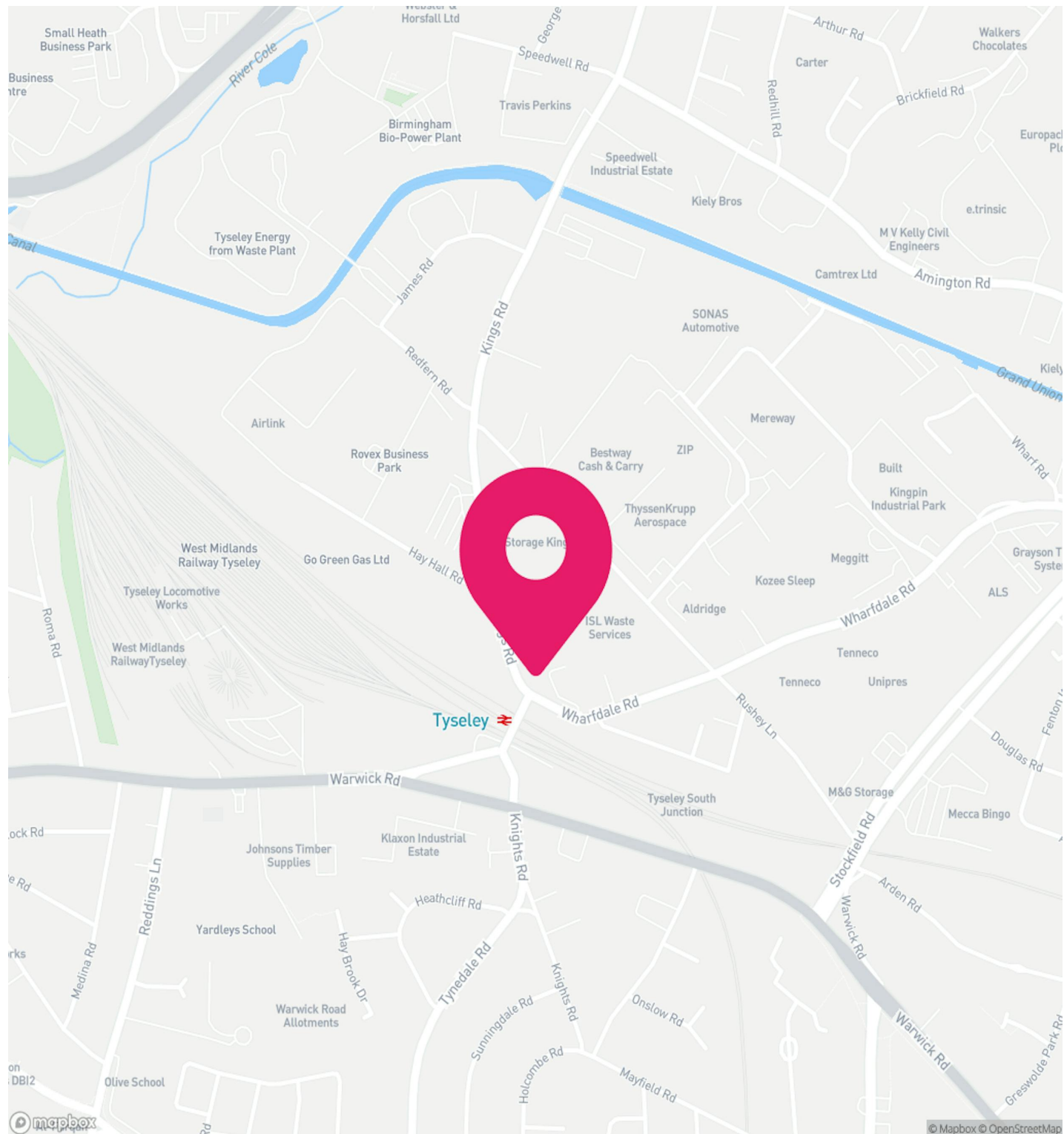
## LOCATION

The property occupies a prominent position fronting the Kings Road in Tyseley, Birmingham.

Kings Road is situated off the A45 Coventry Road and provides quick and convenient access to Birmingham City Centre only 4 miles southeast with Birmingham International Airport and NEC approximately 5 miles via the Coventry Road.

National motorway connections via dual carriageway provide convenient access to the M42 Junction 6 (4.5 miles), the M6 Spaghetti Junction 5 (5.5 miles) and the M40 (10 Miles).

Commuter rail services to Birmingham New Street Station via Tyseley Station are only one mile and numerous bus services operate close by.





## RENTAL/TERMS

The suites are available to let on a flexible agreement on all-inclusive terms.

## SERVICES

We understand that all mains' services are available to the property.

The agent has not tested any of the connections or apparatus and recommends that interested parties carry out their own investigations.

## ENERGY PERFORMANCE CERTIFICATE (EPC)

Available upon request from the agent.

## PLANNING

We have been verbally advised that the property has planning consent under Use Class E.

The property may be suitable for alternative uses, subject to obtaining the necessary planning permission.

## VIEWINGS

Viewings are strictly via the sole agents Siddall Jones.

## SERVICE CHARGE

n/a

## LEASE

New Lease

## RENT

£4,000 - £13,000 per annum

## POSSESSION

Available Immediately

## VIEWINGS

Viewings are strictly via the letting agent Siddall Jones.

## CONTACT

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