

2a Albert Road, Harborne, Birmingham, B17 0AN



TO LET

Self-Contained Office Building with Forecourt Car Parking Space

Net Internal Area: 1,516 ft² (140.84 m²)

Location

The property is situated on Albert Road, within the affluent Edgbaston constituency and lies approximately 3 miles South West of Birmingham City Centre.

Harborne is considered one of Birmingham's wealthier suburbs with an abundance of bars, eateries, and boutique retail outlets.

Description

The premises comprises of a mid-terraced office premises of traditional masonry construction with pitched and flat roofs over.

The accommodation provides ground floor reception, WC facilities and kitchen on the ground floor.

The first floor provides five individual office spaces of varying sizes with kitchenette / drinks making facilities also provided.

There is a loft space offering three additional storage rooms with additional storage provided at basement level.

Forecourt parking for one car is available with various off-street parking also available locally.

Accommodation

Ground Floor	408 ft2
First Floor	768 ft2
Storage (loft)	340 ft2
Total	1,516 ft2

Rental / Terms

The property is available on a new FRI lease, with a quoting rental of £15,500 per annum.

Service Charge

Not applicable, however the tenant will be responsible for the building insurance premium levied against the premises.

VAT

All prices quoted are exclusive of VAT, which we understand is not payable.

Rateable Value

April 2023 RV - £13,000

Services

The property benefits from all main services connected on, or adjacent to, the subject premises.

The agent has not tested the suitability of the connections and recommends that all interested parties carry out their own investigations.

Legal Costs

Both parties to bear their own legal and surveyor's fees incurred during the transaction.

Energy Performance Certificate (EPC)

Available upon request from the agent.

Availability

The property is available in February 2024.

Viewing

Strictly via the sole agent Siddall Jones on **0121 638 0500**

