

Ground Floor at 199 Tyburn Road, Erdington, Birmingham, B24 8JE



**TO LET**

Open Plan Office with Car Parking

Net Internal Area: 1,000 ft<sup>2</sup> (92.90 m<sup>2</sup>) approx.

**Location**

The property is predominately situated occupying a large frontage to the A38 Tyburn Road in Erdington, only 5 miles south of Birmingham City Centre and within close proximity to J6 of the M6 Motorway at (Spaghetti Junction) allowing for convenient access to the national motorway network.

**Description**

The property comprises a substantial building fronting the Tyburn Road.

The office accommodation is entered off the Tyburn Road via a pedestrian entrance leading into a large open plan lobby area.

The offices are accessed via a staircase with each office being open plan and benefiting from:

- Male and female WCs to each floor
- Kitchenette to each floor
- New carpet flooring
- Suspended ceilings with inset lighting
- Perimeter trucking with data and power
- Central heating - with independent boiler and thermostat on each floor
- Double glazed windows
- 1 x Car parking space to fore

**Accommodation**

<b>Ground Floor</b>	<b>1,000 ft<sup>2</sup></b>	<b>92.90</b>
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**Rental / Terms**

The suite is available to rent at £9,000 per annum exclusive (£750 PCM) for a term of three years.

**Service Charge**

A small service charge is levied in respect of maintenance and upkeep of communal areas. This is currently charged at £48 per calendar month (£576 Annually).

**VAT**

All prices quoted are exclusive of VAT, which may be payable.

**Energy Performance Certificate**

Available upon request from the agent.

**Services**

It is understood that all mains electric, water and drainage are available on or adjacent to the premises.

The agents have not tested the services and prospective tenants are advised to make their own enquiries regarding the adequacy and condition of these installations.

**Planning Use**

We understand the property has consent under use classes B1 (Business) B2 (General Industrial) and B8 (Storage & Distribution).

**Availability**

The properties are immediately available, subject to the completion of legal formalities.

**Viewings**

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

