



Ground Floor

199 Tyburn Road, Erdington, B24 8JE

**Open Plan Office with Car
Parking fronting Tyburn
Road in Erdington.**

1,000 sq ft
(92.90 sq m)

- Male and female WCs to each floor
- Kitchenette to each floor
- Suspended ceilings with inset lighting
- Perimeter trucking with data and power
- Double glazed windows
- Central heating – with independent boiler and thermostat on each floor

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

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:

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.

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

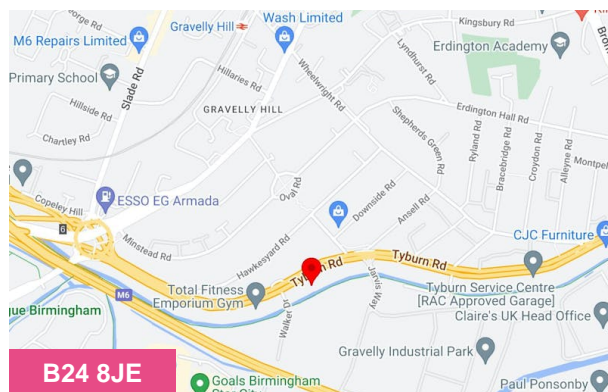
We understand the property has consent under use classes B1 (Business) B2 (General Industrial) and B8 (Storage & Distribution).

Availability

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

Viewings

Strictly via the sole letting agent Siddall Jones.



Summary

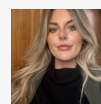
Available Size	1,000 sq ft
Rent	£9,000 per annum
Business Rates	N/A
Service Charge	£576 per annum
EPC Rating	Upon Enquiry

Viewing & Further Information



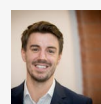
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Scott Rawlings

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



TO LET

Open Plan Office with Car Parking

Net Internal Area: 1,000 ft² (92.90 m²) approx.

Location

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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

Ground Floor	1,000 ft²	92.90
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