

Suite 6, 35 Lonsdale Road, Birmingham, B17 9RA



**TO LET**  
Modern Office Suite  
Net Internal Area: 670 ft<sup>2</sup> (62.25 m<sup>2</sup>)

#### Location

The office is located on Lonsdale Road, close to its junction with Lordswood Road, in the Harborne area of Birmingham.

Harborne is an affluent suburb some 3 miles southwest of Birmingham and has an abundance of bars, eateries, and boutique retail outlets.

#### Description

The suite is accessed via a communal, fob-accessed video entry door system and refurbished communal stairwell.

Internally the suites comprise two open-plan office areas that benefit from excellent natural light, emulsion-coated walls, and laminate floor coverings.

The smaller space provides base storage units, worktop space and countertop sink. The larger office space is open-plan with dual-aspect windows. A separate WC is accessed via an inner hallway.

Two car parking spaces are available via separate negotiation.

#### Accommodation

**670 ft<sup>2</sup> (62.25 M<sup>2</sup>) approximately.**

#### Terms

The suite is available on a new lease, with length to be agreed, at a quoted rental of £11,500 per annum (exclusive).

#### VAT

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

#### Service Charge

A service charge is payable in respect of the maintenance and upkeep of the communal areas and building insurance.

We understand that the current service charge apportionment for 2024 is £2,084.73 per annum.

#### Legal Costs

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

#### Services

The suite benefits from mains electricity, water, and foul drainage.

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

#### Energy Performance

B (35)

A copy is available via the agent upon request.

#### Planning Permission

The suite has planning permission granted under Use Class E (office).

#### Rateable Value

We understand that the suite benefits from small business rates exemption.

#### Availability

Immediately upon completion of legal formalities.

#### Anti-Money Laundering

The successful applicant will be required to provide two forms of ID in line with anti-money laundering requirements.

#### Viewing

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



