

OFFICE | TO LET

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GEORGE HOUSE, 1 NEWCROFT GROVE, BIRMINGHAM, B25 8UT

1,585 SQ FT (147.25 SQ M)

SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

Refurbished Self-Contained Office Premises

- NIA 1,585 ft² (147.25 M²) approximately
- Refurbished two-storey Office Building
- Ideal for Solicitor or Accountancy firm
- Forecourt Parking for multiple vehicles



DESCRIPTION

The property comprises of a refurbished two-storey building of traditional masonry construction with pitched roof over.

The interior offers self-contained office accommodation on both ground and first floors.

Ground Floor: Includes an entrance hallway, meeting room and server space with access to the first floor provided by a feature staircase.

First Floor: Comprises of a large open plan office, two cellular offices, kitchen dining area and both male and female WC facilities.

Externally the property boasts secure parking for between 8-10 vehicles.



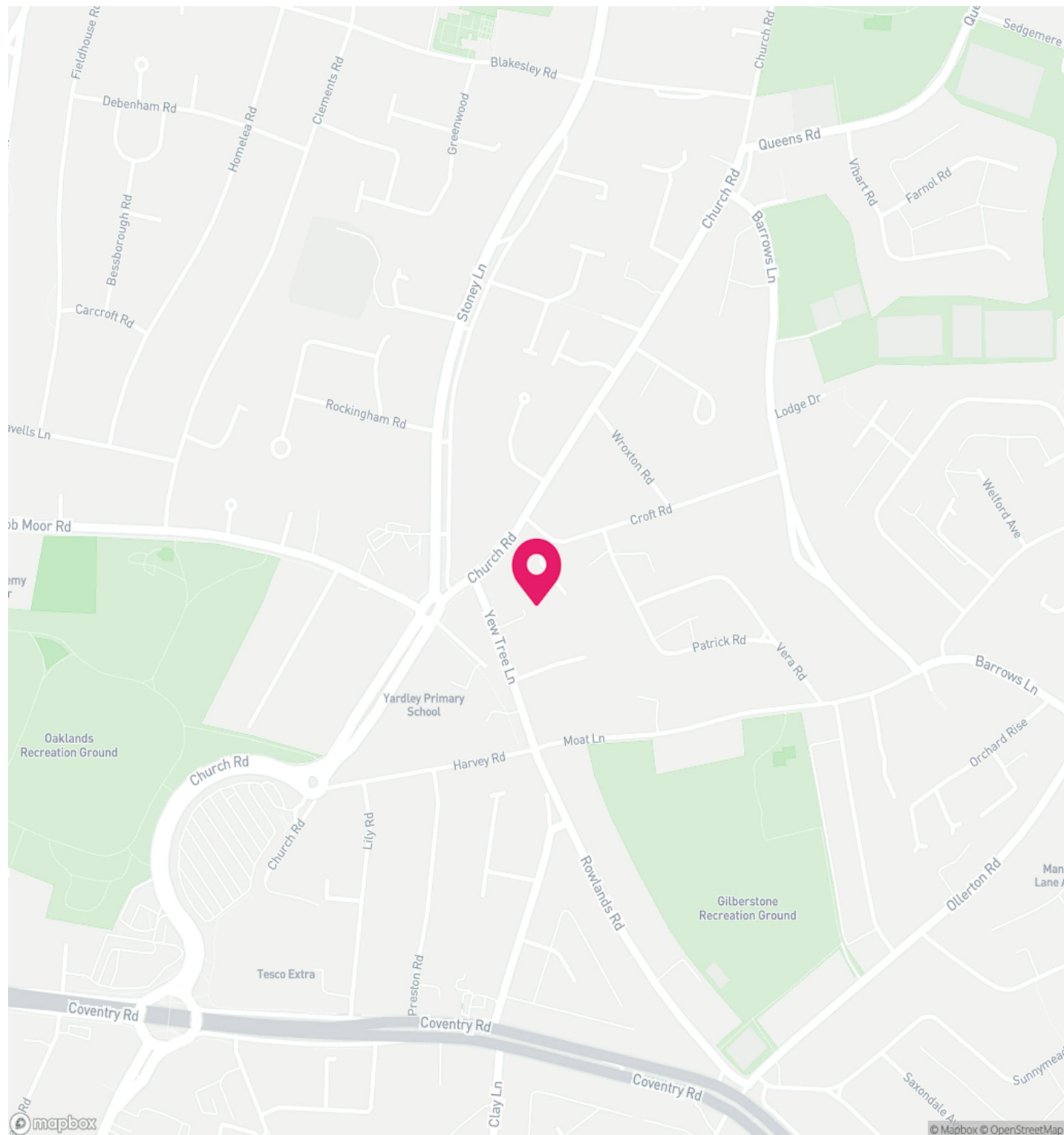
LOCATION

The property is situated just a short distance from the A45 Coventry Road, a major arterial route that connects Birmingham with Coventry and provides direct access to Birmingham Airport and the NEC.

From the A45, the M42 motorway is easily accessible, offering connections to the M6 and M40 motorways. This network facilitates convenient travel to various destinations across the Midlands and beyond.

The property is approximately 5 miles from Birmingham City Centre, making it easily reachable by car or public transport. This proximity ensures quick access to the city's amenities, including shopping centres, cultural venues, and business districts.

Stechford Train station is located approx. 2 miles from the property and provides regular services Birmingham New Street and Birmingham International.





ACCOMMODATION

NIA 1,585 ft2 (147.25 M2) approximately.

TITLE NUMBER

WM422053

VAT

All prices quoted are exclusive of VAT.

LEGAL COSTS

Both parties are to bear their own professional costs.

RATEABLE VALUE

RV £9,900

The premises benefit from small business rates exemption, subject to occupier qualification.

ENERGY PERFORMANCE

Available upon request.

SERVICES

We understand that the property benefits from all mains services which are connected on, or adjacent to, the subject property.

The agent has not tested the suitability of the connections and recommend that all interested parties carry out their own due diligence.

VIEWING

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

LEASE

The property is available to let on a new lease with length to be agreed.

RENT

Rent on application

ANTI MONEY LAUNDERING

The successful applicant will be required to provide two forms of ID and proof/source of funds, to satisfy anti-money laundering protocols.

VIEWINGS

Viewings are strictly via the letting agent Siddall Jones.

CONTACT



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