

SUITES A & B, 194/200 PERCY ROAD, SPARKHILL,  
BIRMINGHAM, B11 3LG



## TO LET

GROUND FLOOR SHOWROOM/  
OFFICE ACCOMMODATION

SUITE A – 1,300 SQ.FT/127.77 SQ.M

SUITE B – 1,300 SQ.FT/127.77 SQ.M

- Substantial frontages onto Percy Road.
- Separate pedestrian entrances
- Self contained
- Circa 3 miles south east of Birmingham City Centre
- Within close proximity to Warwick Road (A41) and Stratford Road (A34).



Stephens McBride Chartered Surveyors & Estate Agents  
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## LOCATION

The subject premises enjoys an extensive frontage onto Percy Road

The property is within close proximity to the main Stratford Road (A34) and Warwick Road (A41).

Birmingham City Centre is located approximately 3 miles north west.

## DESCRIPTION

The subject premises provides self contained, ground floor office/showroom accommodation;

- Open span
- High quality floor coverings
- Recently refurbished/modernised
- Suspended ceilings/recessed lighting .
- Separate, pedestrian entrances.

## ACCOMMODATION

Suite A – 1,300 sq.ft/127.77 sq.m.

Suite B – 1,300 sq.ft/127.77 sq.m.

## TERM

Each suite is available on the basis of a 3 year, internal repairing and insuring lease only.

## RENTAL

Each suite is available at an asking rental of £11,000 per annum exclusive, payable quarterly in advance.

## VAT

VAT is applicable .

## RATEABLE VALUE/RATES PAYABLE

As yet, the suites have not yet been separately assessed.

Further information is available from the sole lettings agents.

Small Business Rates Relief may apply.

## LEGAL COSTS

Each party to bear their own proper legal costs.

### **For More Information Contact:**

Robert Taylor BSc MRICS

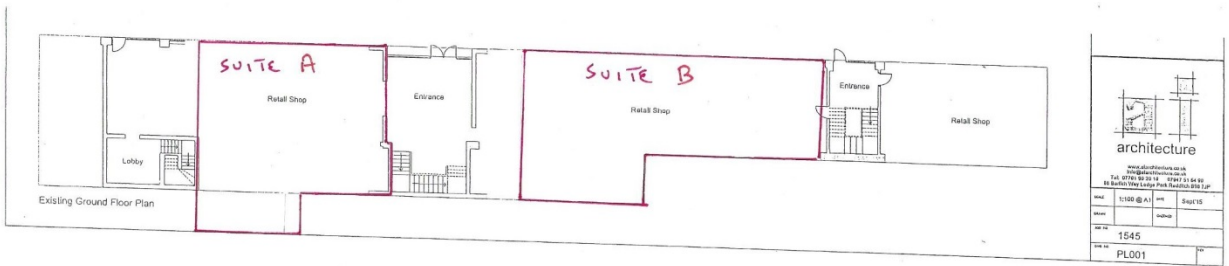
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architecture

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## NOTICE

**STEPHENS McBRIDE** - as agents for the Vendor and for themselves, give notice that:

1. These particulars do not constitute an offer, or contract, or any part thereof and none of the statements contained in the Particulars as to the property is to be relied on as a statement or representation of fact.
2. An intending Purchaser **MUST** satisfy himself by inspection or otherwise, as to the accuracy of the statements herein. Such statements are made in good faith but without responsibility on the part of Stephens McBride or the Vendor.
3. The Vendor does not make or give, nor is Stephens McBride or its staff authorised to make or give any representation or warranty in respect of this property.

In the event of any inconsistency between these particulars and the Conditions of Sale, the latter shall prevail.

## **SUBJECT TO CONTRACT**

The terms Vendor and Purchaser shall where the context requires be deemed to refer to Lessor and Lessee respectively.