

SUITE 4, FIRST FLOOR, 526 COVENTRY ROAD, BIRMINGHAM, B10 0UN



TO LET

FIRST FLOOR OFFICE ACCOMMODATION

640 sq.ft/59.46 sq.m

- Off-street car parking.
- Relatively modern/open plan accommodation.
- 24 hour access.
- Excellent natural light.
- Diffused lighting.
- Gas fired central heating.
- Kitchen & toilet facilities.



Stephens McBride Chartered Surveyors & Estate Agents
Malvern House, New Road, Solihull, B91 3DL
Tel: 0121 706 7766
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LOCATION

The subject premises enjoys direct frontage onto Coventry Road, situated within relative close proximity to the intersection with Muntz Street, located at the heart of the main retail centre serving the local community.

Birmingham City Centre is located approximately 1.5 miles north west.

The area benefits from excellent communicational links – Small Heath Highway (A45).

DESCRIPTION

Suite 4, situated at first floor, comprises relatively modern, open plan, office accommodation.

Excellent natural light.

Diffused lighting.

Gas fired central heating.

Floor coverings are carpet.

Excellent natural light.

CCTV monitoring.

CAR PARKING

The unit is allocated one off-street car parking space.

ACCOMMODATION

640 sq.ft/59.46 sq.m

TERM

The property is available on the basis of a 3 year lease agreement.

ASKING RENTAL LEVEL

£7,680 per annum exclusive.

RENTAL PAYMENTS

Quarterly in advance.

VAT

VAT is not applicable.

BUSINESS RATES

At present, the area does not attract a separate business rate assessment.

Further information is available from the sole letting agents.

A separate assessment will be obtained prior to the completion of any formal lease agreement.

Small business rates relief may apply.

SERVICE CHARGE

A service charge will be levied relating to cleaning/general maintenance/insurance/electricity and heating consumed.

Further information is available from the sole letting agents.

RENT BOND

A rent bond is required in the sum of **£1,920**.

The monies will be returned at the end of the term, on the basis that there are no rent arrears and all other terms and conditions have been satisfied.

ACCESS

24 hour access.

LEGAL COSTS

Each party to bear their own proper reasonable legal costs.

OCCUPATION

Immediate occupation is available on completion of all legal formalities.

For More Information Contact:

Robert Taylor BSc MRICS

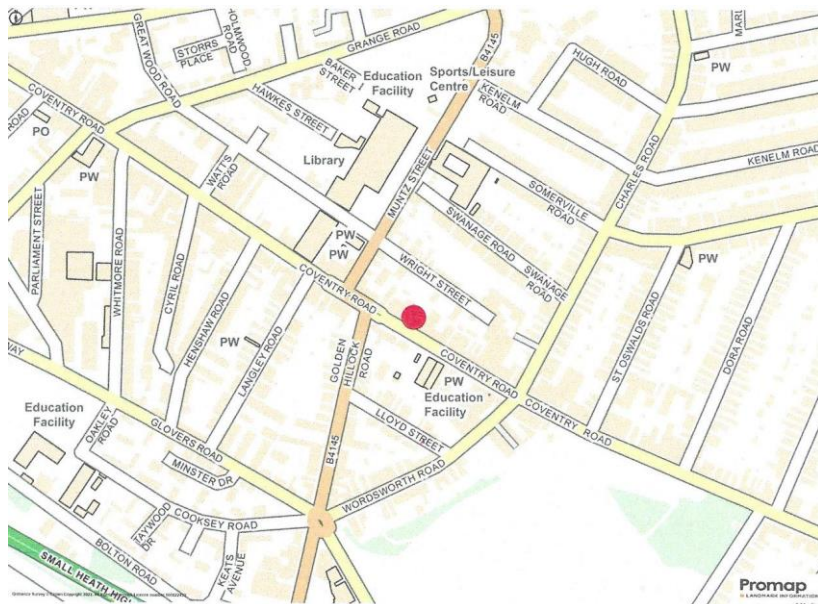
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NOTICE

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.