

OFFICE SUITES, 2 & 3 CUCKOO WHARF, 427 LICHFIELD ROAD,  
BIRMINGHAM, B6 7SS

**RENT FREE PERIOD AVAILABLE**



## TO LET

3 STOREY, RELATIVELEY MODERN SELF  
CONTAINED OFFICE PREMISES

**Office Suite 2 - 2,950 sq.ft/274.06 sq.m**

**Office Suite 3 - 2,950 sq.ft/274.06 sq.m**

- Excellent off-street parking – 9 spaces per unit.
- Adjoining the Birmingham & Fazeley Canal.
- Excellent communicational links – adjoining Junction 6 of the M6 motorway.
- Circa 1.75 miles north east of Birmingham City Centre.
- Suspended ceilings/recessed lighting.
- Gas fired central heating/recessed air conditioning units.
- Can be combined.



Stephens McBride Chartered Surveyors & Estate Agents  
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# OFFICE SUITES 2 & 3 CUCKOO WHARF, 427 LICHFIELD ROAD, BIRMINGHAM, B6 7SS

## LOCATION

Cuckoo Wharf, developed circa 1994, benefits from a considerable frontage onto Lichfield Road (A5127 – main arterial route – considerable traffic flow), adjoining the intersection with Cuckoo Road (B4137) and within close proximity to Junction 6 of the M6 motorway, “Spaghetti Junction”.

Birmingham City Centre is located approximately 1.75 miles south west.

The Birmingham and Fazeley Canal is located directly to the rear.

Wider surrounding areas include Star City and Aston Hub (Technology Parks).

## DESCRIPTION

Units 2 & 3 (identical), provide 3 storey, open plan, self-contained office accommodation, which is of a high standard.

Benefits include;

- Suspended ceilings/recessed lighting.
- Glazed partitioning.
- Recessed air conditioning units.
- Floor coverings are mainly carpet.
- Kitchen and toilet facilities throughout.
- Gas fired central heating.

## ACCOMMODATION

Office Suite 2 - 2,950 sq.ft/274.06 sq.m

Office Suite 3 - 2,950 sq.ft/274.06 sq.m

## OFF-STREET CAR PARKING

Each suite is allocated 9 off-street car parking spaces.

## TERM

The premises are available on the basis of 5 year lease agreements.

## ASKING RENTAL LEVEL

**£29,500 per annum exclusive.**

## VAT

VAT is applicable.

## ANNUAL INSURANCE PREMIUM

The annual insurance premium is circa **£970 per suite.**

## SERVICE CHARGE

Service charge **£3,700 per annum, per suite.**

## MAINS SUPPLIES

Each unit has the benefit of primary metered mains electricity, gas, water and drainage.

## OCCUPATION

Immediate occupation is available on completion of all legal formalities.

## BUSINESS RATES

### Suite 2

Rateable value (April 2023): **£24,500**

Rates payable circa: **£12,000**

### Suite 3

Rateable value (April 2023): **£26,250**

Rates payable circa: **£13,000**

## LEGAL COSTS

Each party to bear their own proper reasonable legal costs.

## RENT FREE PERIOD

The landlord will grant a 3 month rent free period (second quarter).

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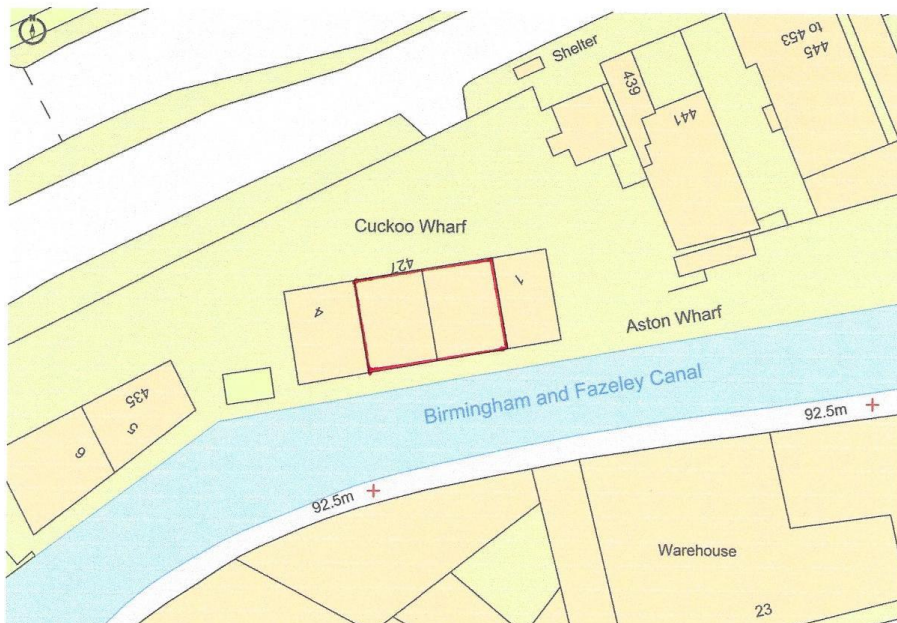
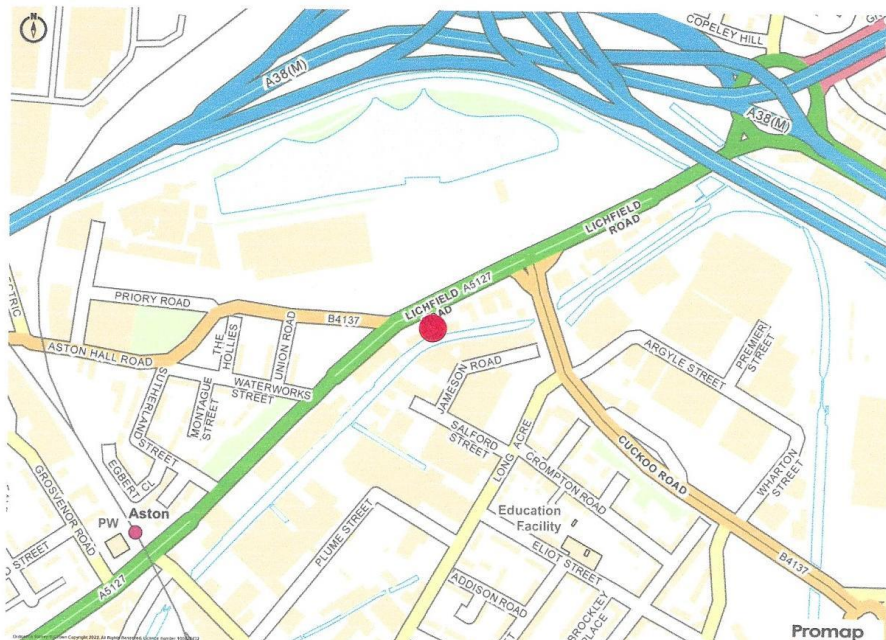




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## NOTICE

**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.