

73 FRANCIS ROAD, EDGBASTON, BIRMINGHAM, B16 8SP



## TO LET

### OFFICE ACCOMMODATION

Suite 1 – 393 sq.ft/36.51 sq.m

Suite 2/3 – 1,000 sq.ft/92.9 sq.m

- Allocated, off street car parking.
- Suspended ceilings/recessed lighting.
- Wall mounted electric panel heating.
- Ease of access to the main Hagley Road/Middle Ring Road (Five Ways).
- Edgbaston Village Metroline Station, within a short walking distance.
- Directly opposite Broadway Plaza.
- 0.75 of a mile from Birmingham City Centre.

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## LOCATION

Both suites enjoy direct frontage onto Francis Road, situated directly opposite Broadway Plaza (Odeon Cinema Complex/Indoor Climbing Centre - eateries/fast food outlets, including Subway, Dominos & Costa Coffee).

Edgbaston is considered to be one of the foremost office locations throughout the West Midlands.

Francis Road provides direct access to Hagley Road (A456), which in turn provides direct access to the Middle Ring Road (Five Ways – A4540 – Islington Row/Ladywood Middleway).

Birmingham City Centre is located approximately 0.75 of a mile north east (via Broad Street).

Edgbaston Village Metrolink Station is within a short walking distance.

## DESCRIPTION

Both suites provide ground floor, well maintained, office accommodation.

Wall mounted, electric panel heaters (recently installed).

Suspended ceilings/recessed lighting.

Floor coverings are mainly carpet.

Toilet & kitchen facilities (communal) at lower ground floor level.

## ACCOMMODATION

**Suite 1**  
**393 sq.ft/36.51 sq.m**

**Suite 2/3**  
**1,000 sq.ft/92.9 sq.m**  
**ASKING RENTAL LEVEL**

**Suite 1**  
**£8,000 pax**

**Suite 2/3**  
**£15,000 pax**

## RENTAL PAYMENTS

Quarterly in advance.

## TERM

Each suite is available on the basis of a 3 year term.

## SERVICE CHARGE

**Suite 1**  
**£75 pcm**

**Suite 2/3**  
**£135 pcm**

An additional amount will be levied with regard to the annual insurance premium.

## **For More Information Contact:**

Robert Taylor BSc MRICS

T: 0121 706 7766

E: [robert@smburveyors.com](mailto:robert@smburveyors.com)

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## OFF STREET CAR PARKING

### Suite 1

1 allocated off street space

### Suite 2/3

2 allocated off street spaces.

Low tariff car parking is available within Broadway Plaza

## VAT

VAT is not applicable

## BUSINESS RATES

### Suite 1

Rateable Value - £5,400

Rates payable circa, £2,700

### Suite 2/3

Rateable Value - £12,800 (combined)

Rates payable circa, £6,400

**Suite 2/3, attracts 2 separate Business Rate Assessments.**

**Therefore, in all instances, there is a possibility, Small Business Rates Relief will apply.**

## MAINS SUPPLIES

Each suite is separately metered in terms of mains electricity.

## OCCUPATION

Immediate occupation is available on completion of all legal formalities.

## LEGAL COSTS

Each party to bear their own proper reasonable legal costs.

## ANTI MONEY LAUNDERING

Two forms of ID will be required from any ingoing tenant.

## **For More Information Contact:**

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**SMB**  
Stephens McBride

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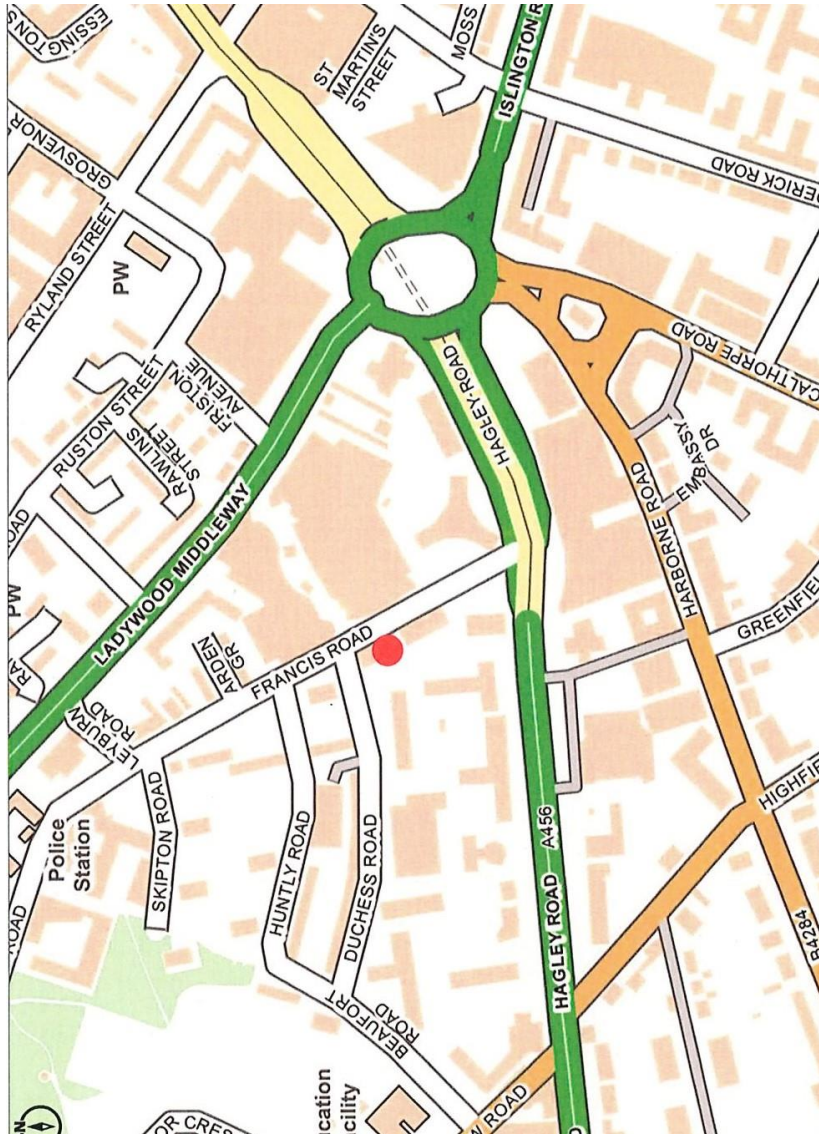


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**NOTICE**

**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.