

126/128 GRANVILLE STREET, BIRMINGHAM, B1 1SG



TO LET

OFFICE ACCOMMODATION OF IMMENSE CHARACTER

2,115 sq.ft/196.49 sq.m

- Prime office location, within close proximity to The Cube/Mailbox and within walking distance of Birmingham City Centre.
- Extensive frontage onto Granville Street, adjoining the Peace Gardens.
- Ease of access to both the Middle Ring Road (A4540 – Islington Row Middleway) and Inner Ring Road (Suffolk Street Queensway/Bristol Road).
- Electric panel heating.
- Window are UPVC double glazed.
- Ample, kerb side, metered street parking is available.



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

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LOCATION

The subject premises enjoys and extensive frontage onto Granville Street, within close proximity to the Mailbox, the Cube and the Peace Gardens.

The location is considered prime, in terms of office accommodation, a short walking distance from Birmingham City Centre.

Granville street provides direct access to Bath Row/Holloway Head, which in turn provide direct access to both the Middle Ring Road (Islington Road) and the Inner Ring Road (Suffolk Street Queensway/Bristol Road).

DESCRIPTION

3 storey, self-contained office accommodation, which is of immense character.

Advantages include;

- Electric panel heating.
- Windows are UPVC double glazed.
- Excellent natural light.
- Sections have the benefit of suspended ceilings/recessed lighting.
- Floor coverings are predominantly carpet.
- Ample, kerb side, metered (low tariff) street parking is available.

For More Information Contact:

Robert Taylor BSc MRICS

T: 0121 706 7766

E: robert@smbsurveyors.com

ACCOMMODATION

2,115 sq.ft/196.49 sq.m

TERM

The property is available on the basis of a 5 year, FRI lease agreement.

RENTAL

£26,000 per annum exclusive.

RENTAL PAYMENTS

Quarterly in advance.

VAT

VAT is not applicable.

BUSINESS RATES

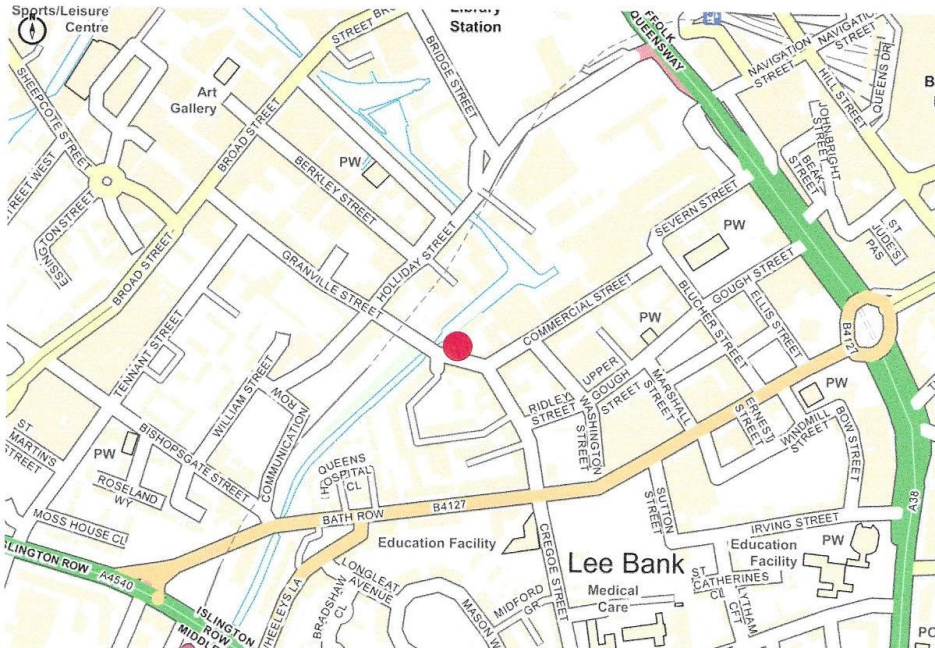
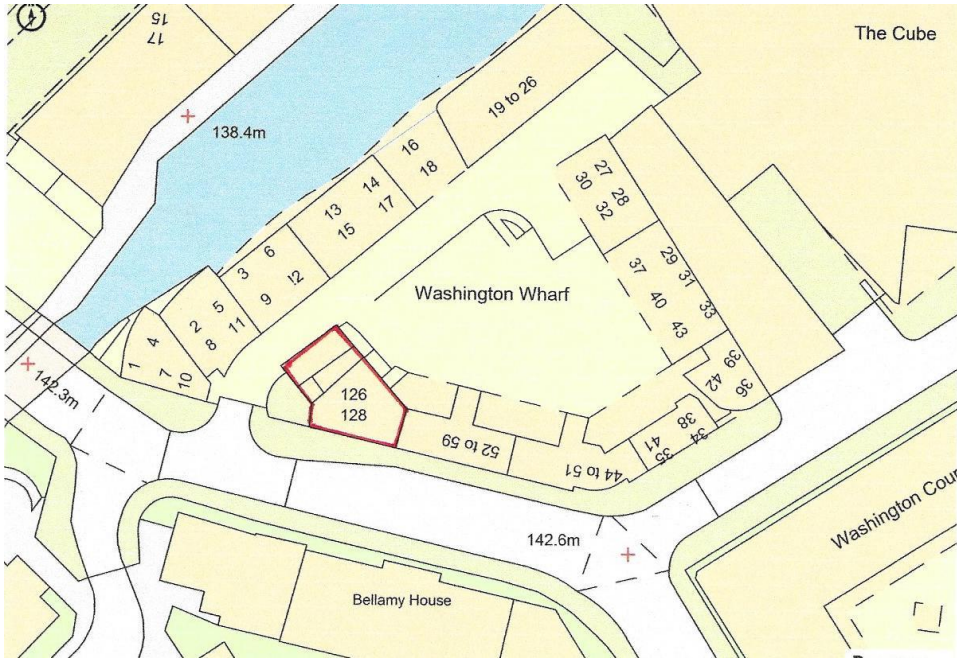
Rateable Value: **£17,000**

Rates Payable circa: **£8,330**

LEGAL COSTS

Each party to bear their own proper reasonable legal costs.

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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.