

SUITES A & B, 194-202 PERCY ROAD, SPARKHILL,  
BIRMINGHAM, B11 3LG



## TO LET

**Suite A - 1,952sq.ft/181.34sq.m**

**Suite B - 2,463sq.ft/228.82sq.m**

- Self-contained, ground and first floor office accommodation, suitable to be utilised on the basis of a variety of uses – educational/religious/showroom.
- Independent gas fired central heating systems.
- Excellent natural light.
- Electrically operated security shutters to the main ground floor reception areas.
- Direct frontage onto Percy Road.
- Excellent communicational links – nearby Warwick Road & Stratford Road.
- Circa, 2.25 miles from Birmingham City Centre.



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

[www.smbsurveyors.com](http://www.smbsurveyors.com)

<https://www.linkedin.com/company/smb-alexander-stevens/>

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## LOCATION

Both office suites enjoy direct access/frontage onto Percy Road, situated directly opposite the intersection with Avondale Road.

Surrounding areas are densely populated residential.

Percy Road benefits from considerable traffic flow.

Main arterial routes, within close proximity, include Warwick Road & Stratford Road.

Birmingham City Centre is located approximately 2.25 miles north-west.

## DESCRIPTION

Suites A & B provide ground and predominantly first floor accommodation.

Advantages include:

- Independent gas fired central heating systems.
- Self-Contained – each suite has the benefit of male & female toilet facilities and a kitchenette.
- Excellent natural light.
- Each ground floor reception area (glazed frontage), has the benefit of an electrically operated security shutter.

## MAINS SUPPLIES

Each suite has separately metered mains electricity, gas, water and drainage.

## USE

Each suite is suitable to be utilised on the basis of a variety of uses, including offices, religious, community, showroom and educational.

## BASIS OF OCCUPATION

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

## ASKING RENTAL LEVEL

Suite A - **£12,000** per annum exclusive

Suite B - **£14,500** per annum exclusive

## RENTAL PAYMENTS

Quarterly in advance

## VAT

### Suite A

VAT is applicable

### Suite B

VAT is not applicable

## BUSINESS RATES

Each office suite attracts a rateable value of **£6,800**

Therefore, rates payable, should be in the region of **£3,400**.

However, **Small Business Rates Relief may apply**

## OCCUPATION

Immediate occupation is available on completion of all legal formalities.

## ANTI MONEY LAUNDERING

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

## **For More Information Contact:**

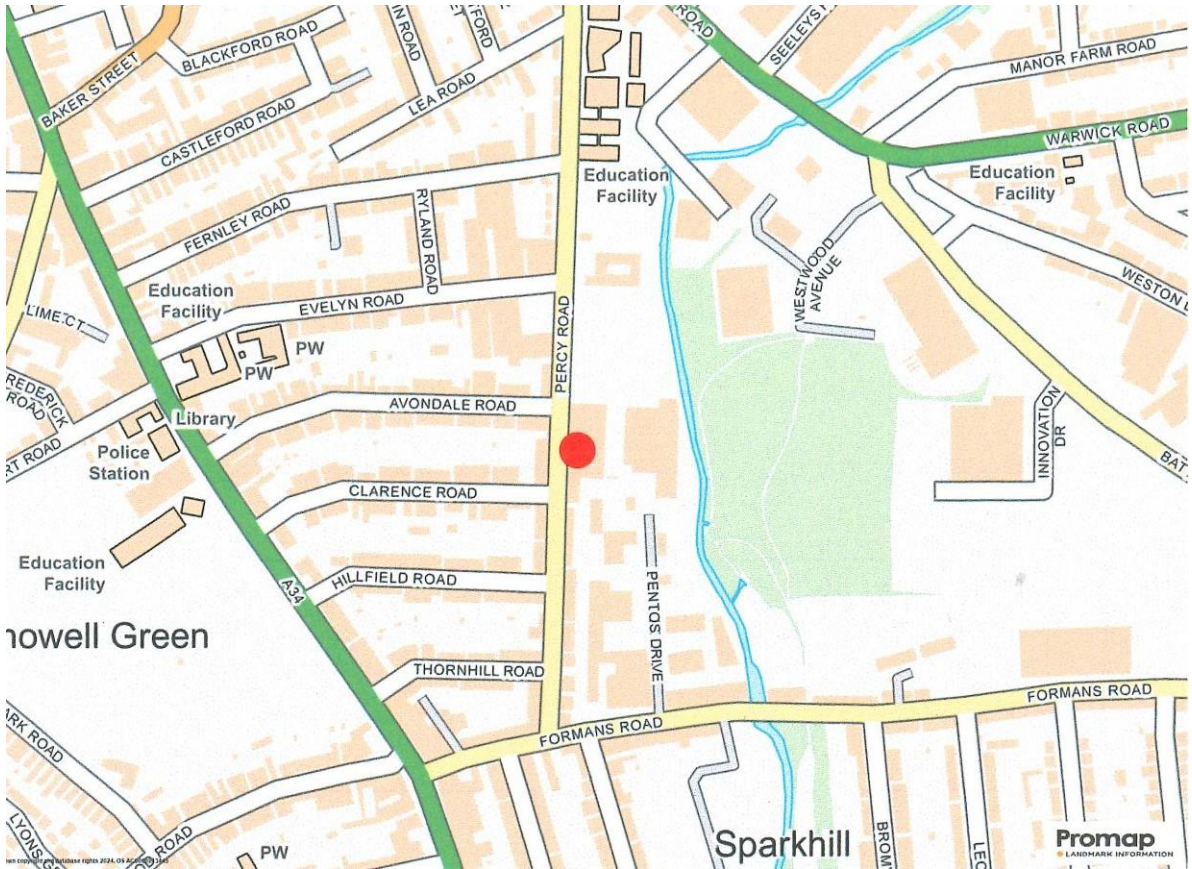
Robert Taylor BSc MRICS or Oliver Beard

T: 0121 706 7766

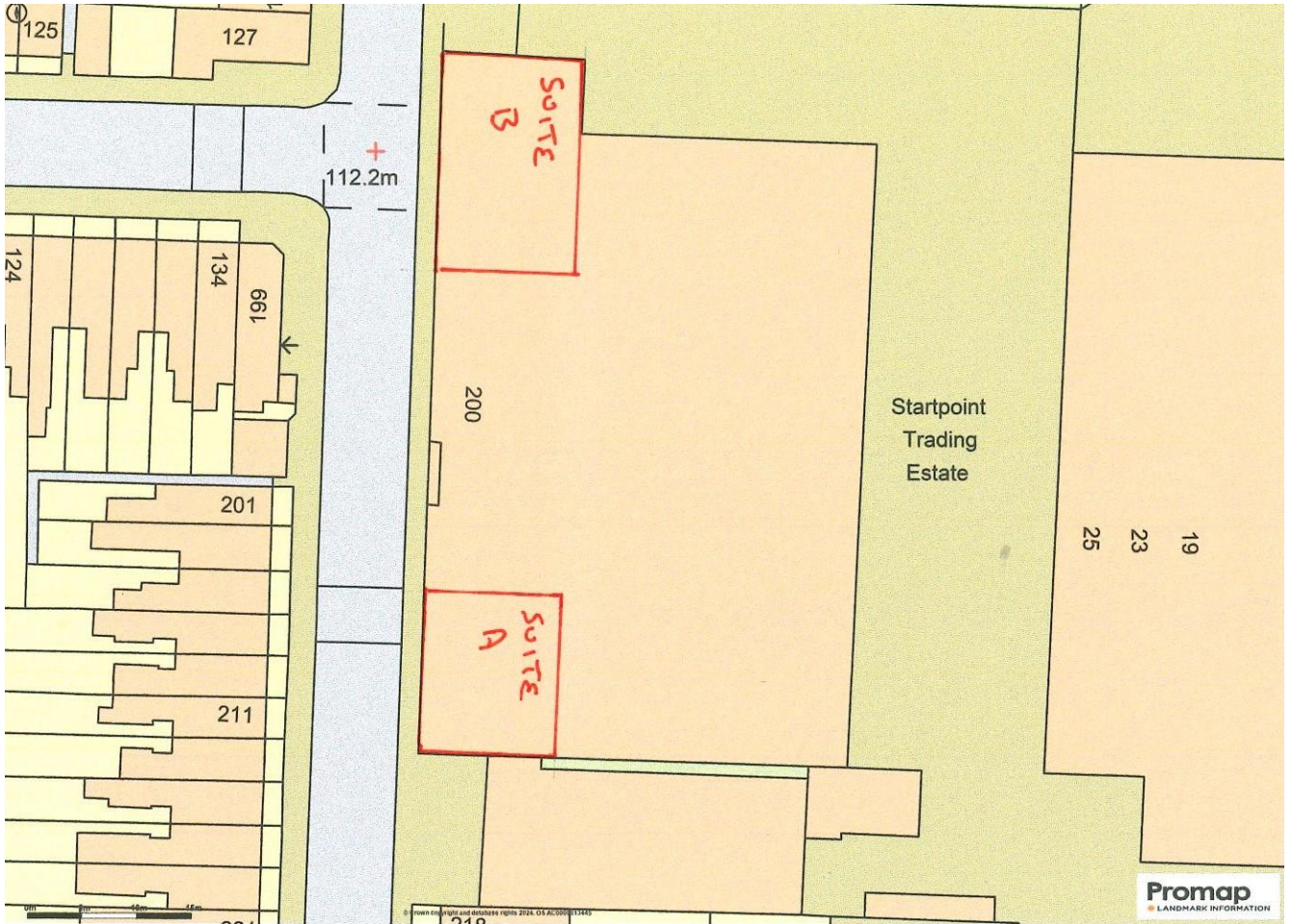
E: [robert@smbsurveyors.com](mailto:robert@smbsurveyors.com)

[oliver@smbsurveyors.com](mailto:oliver@smbsurveyors.com)

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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.