

# RADIO HOUSE, 73 ASTON ROAD NORTH, BIRMINGHAM, B6 4DA



## TO LET

### OFFICE ACCOMMODATION

**2,290 sq.ft/212.75 sq.m up to  
17,910 sq.ft/1,663.88 sqm.**

- Iconic, 6 storey office premises.
- Available as a whole or individual floors.
- Secure/gated, car parking facility (54 spaces).
- Cat5 data cabling.
- Open plan if required.
- 8 person passenger lift.
- Circa 1 mile from Birmingham City Centre.
- Circa 1.5 miles from Junction 6 of the M6 motorway.
- Outside of the Clean Air Zone.



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## LOCATION

Radio House, an iconic Birmingham office premises, occupies a prominent position, enjoying direct frontage onto Aston Road North, situated within close proximity to the intersection with Rocky Lane.

The property is marginally outside of the Clean Air Zone.

Ease of access to the main Aston Expressway (A38M), Middle Ring Road (Dartmouth Circus) and Nechell's/Heartlands Parkway (A47).

Access to the National Motorway Network is provided by Junction 6 the M6 motorway, "Spaghetti Junction", is located approximately 1.5 miles north east).

Birmingham City Centre is situated approximately 1 mile south west.

## DESCRIPTION

The subject premises provides 6 storey office accommodation.

Advantages include;

- Available as a whole or individual floors.
- 8 person passenger lift.
- Suspended ceilings/recessed lighting.
- Cat5 data cabling.
- Lightweight partitioning/glazed, enabling flexibility with regard to the available space – individual private offices or open plan.
- Kitchen & toilet facilities throughout.
- Gas fired central heating.

## ACCOMMODATION

**2,290 sq.ft/212.75 sq.m up to 17,910 sq.ft/1,663.88 sqm.**

## ASKING RENTAL LEVEL

**From £10 per sq.ft.**

## OFF-STREET CAR PARKING

Gated/secure.

54 spaces.

## VAT

VAT is applicable.

## TERM

Available on the basis of a 5 year term – longer if required.

## LEGAL COSTS

Each party to bear their own proper reasonable legal costs.

## OCCUPATION

Immediate occupation is available upon completion of all legal formalities.

## ANTI MONEY LAUNDERING

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

## VIEWING/MORE INFORMATION

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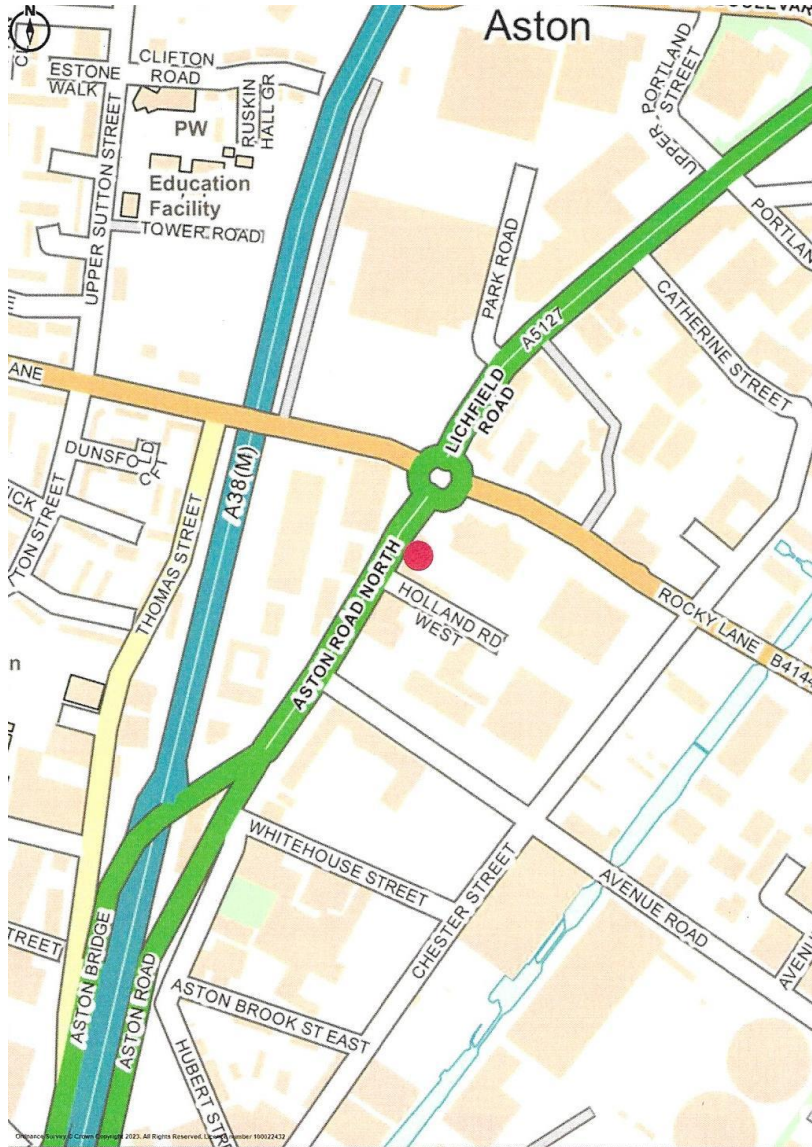
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## NOTICE

**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.