

198 SPEEDWELL ROAD, TYSELEY, BIRMINGHAM, B25 8HH



TO LET

3 STOREY OFFICE PREMISES AND CONCRETED YARD FACILITY

- Direct frontage onto Speedwell Road, within close proximity to the intersection with Kings Road
- Ease of access to the main Small Heath Highway/Coventry Road (A45)
- Circa, 3.25 miles south east of Birmingham City Centre
- Circa, 5.5 miles from junction 6 of the M42 motorway, NEC, Birmingham International Airport & Railway
- Fully concreted/gated/secure yard facility
- Forecourt, off street car parking



Stephens McBride Chartered Surveyors & Estate Agents
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Tel: 0121 706 7766
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LOCATION

The subject premises enjoys direct frontage onto Speedwell Road, within close proximity to the intersection with Kings Road.

Ease of access to the Small Heath Highway/Coventry Road (A45).

Birmingham City Centre is located approximately 3.25 miles north east.

Junction 6 of the M42 motorway, NEC and Birmingham International Airport & Railway are located approximately 5.5 miles south east.

DESCRIPTION

3 Storey Offices

Series of private meeting rooms, reception, kitchen & toilet facilities.

Elevations are plastered and painted. Suspended ceilings/recessed lighting. Diffused lighting. Gas fired central heating. Laminate floor coverings. Windows are UPVC double glazed. Internal sliding security grills.

Yard Facility

Fully concreted/gated/secure yard facility.

ACCOMMODATION

Offices - 2,316 sq.ft/215.16 sq.m

Yard Area – 0.35 of an acre/0.14 of a hectare

MAINS SUPPLIES

We are advised the property has the benefit of a 3 phase electrical supply, gas, water and foul drainage.

TERM

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

ASKING RENTAL LEVEL

£65,500 pax

Payable quarterly in advance.

VAT

VAT is not applicable

RENT BOND

The landlord requires a rent bond in the sum of **£16,375**.

The money will be returned in full, at the end of the term, on the basis there are no rent arrears and all other terms and conditions of the lease document have been satisfied.

OCCUPATION

Immediate occupation is available on completion of all legal formalities.

PERMITTED USE

All uses will be considered, with the exception of any form of recycling or car breaking.

BUSINESS RATES

(April 2026)

Rateable Value - **£22,500**

Rates payable circa, **£11,250 pa**

LEGAL COSTS

Each party to bear their own proper reasonable legal costs.

ANTI MONEY LAUNDERING

In accordance with Anti Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from any ingoing tenant.

Viewing & Further Information;

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SMB
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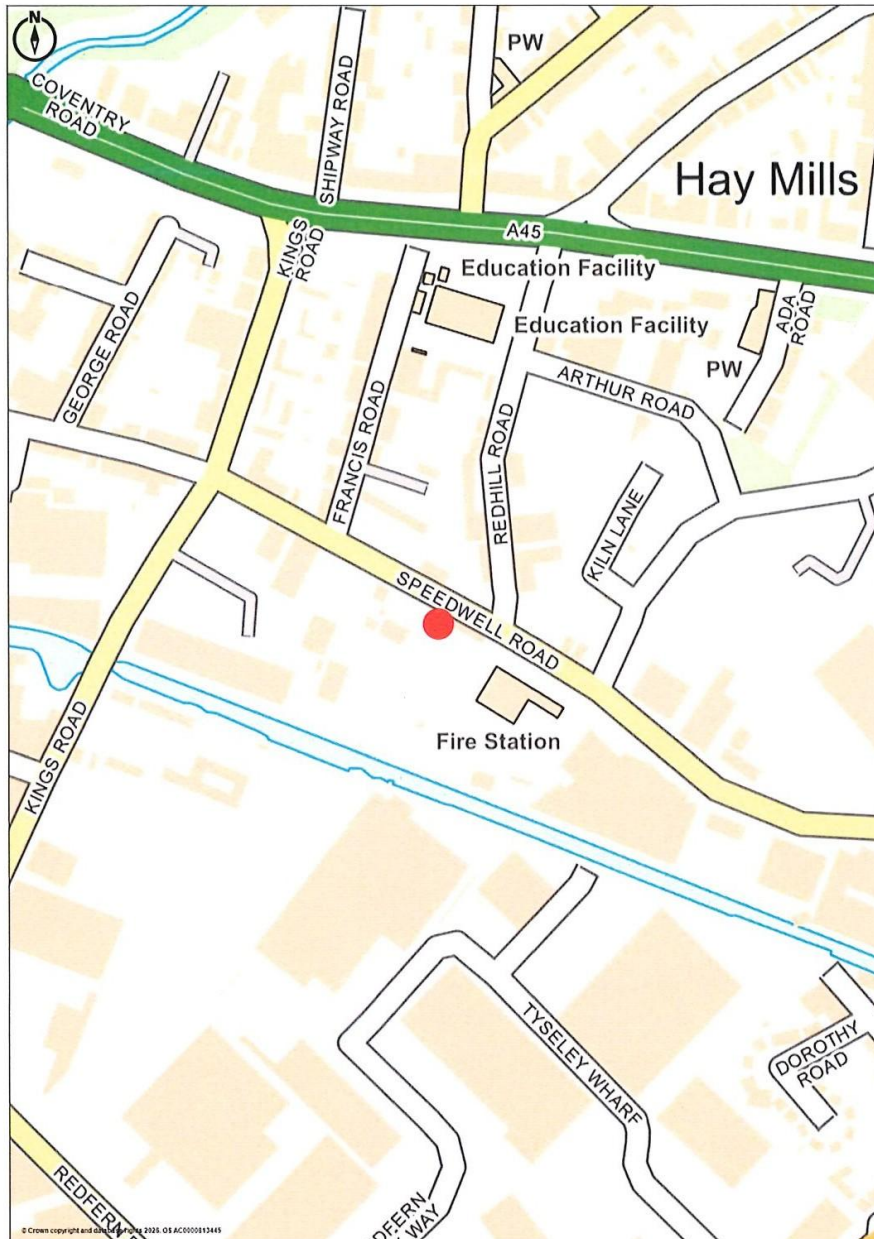
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NOTICE

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.