

8 WAKE GREEN ROAD, MOSELEY, BIRMINGHAM, B13 9EZ



## TO LET

HIGH QUALITY OFFICE  
ACCOMMODATION OF IMMENSE  
CHARACTER.

**5,573 sq.ft/517.65 sq.m**

- Maintained to an extremely high standard.
- Circa, 17 off street car parking spaces.
- 3 electrical charging points.
- Enclosed garden to the rear.
- Gas fired central heating.
- Circa, 2.5 miles south of 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

The subject premises occupies a prominent position, fronting Wake Green Road, located on the outskirts of Moseley Village.

Birmingham City Centre is situated approximately 2.5 miles due north.

The area benefits from excellent communicational links, being in close proximity to Alcester Road (A435), Stratford Road (A34), Pershore Road (A441) and Bristol Road (A38)

## DESCRIPTION

- 3 storey office accommodation, plus basement storage.
- Gas fired central heating.
- Toilet & kitchen facilities throughout.
- Off street car parking – 17 spaces.
- Enclosed garden to the rear.
- 3 electrical charging points
- Excellent natural light.
- Part new build.
- Feature lighting

## ACCOMMODATION

Basement - 355 sq.ft/33.02 sq.m  
Ground Floor – 2,324 sq.ft/215.86 sq.m  
First Floor – 1,746 sq.ft/162.17 sq.m  
Second Floor – 1,148 sq.ft/106.6 sq.m

**Total Accommodation - 5,573 sq.ft/517.65 sq.m**

## **For More Information Contact:**

Robert Taylor BSc MRICS & Oliver Beard

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

## TERM

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

## ASKING RENTAL LEVEL

**£50,000** pax, payable quarterly in advance.

## VAT

VAT is applicable

## BUSINESS RATES

Rateable Value - £37,500

Rates Payable circa, £18,750 pa

## MAINS SUPPLIES

The property has the advantage of mains electricity, gas, water and drainage.

## 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.

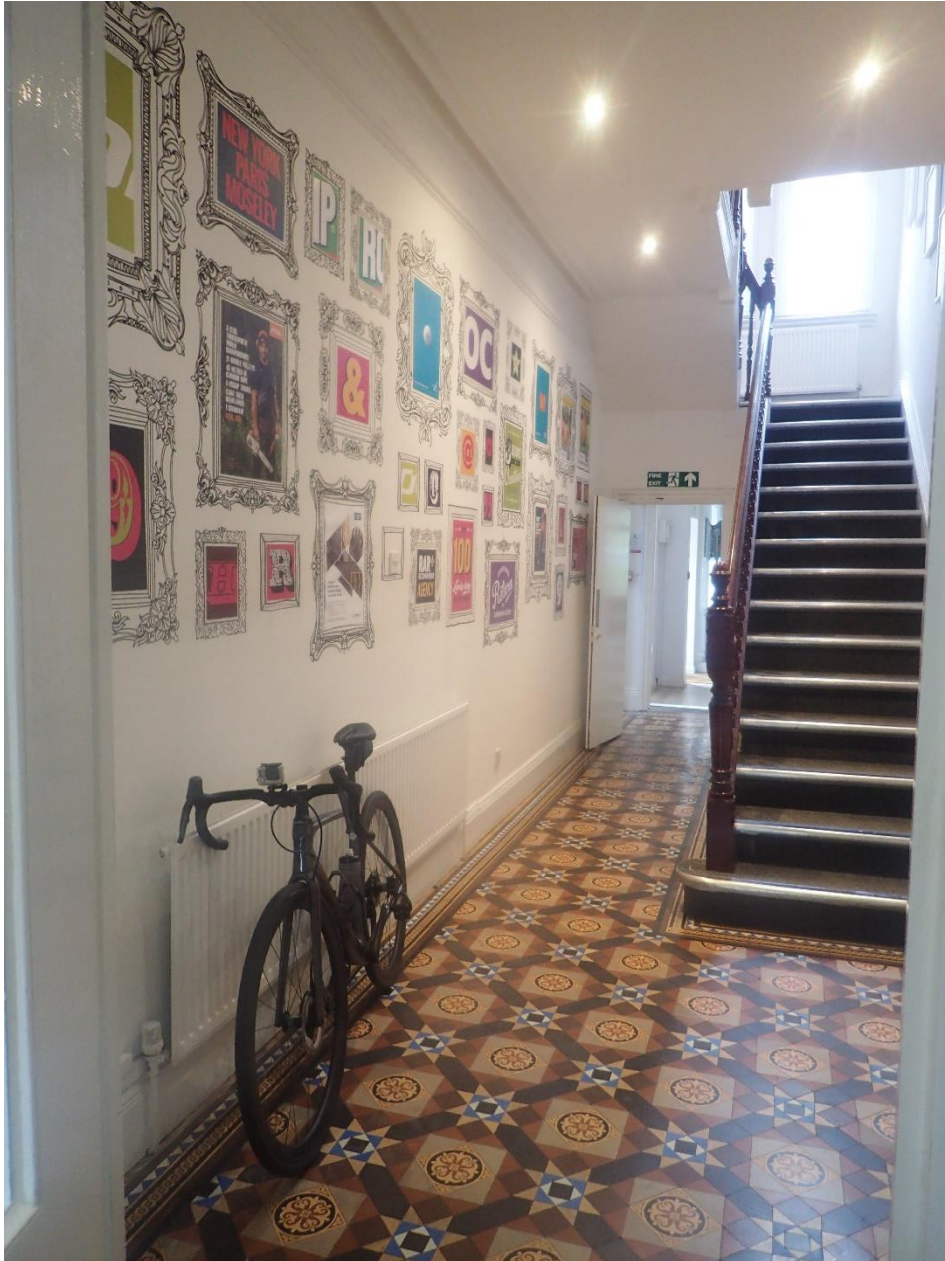
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**SMB**  
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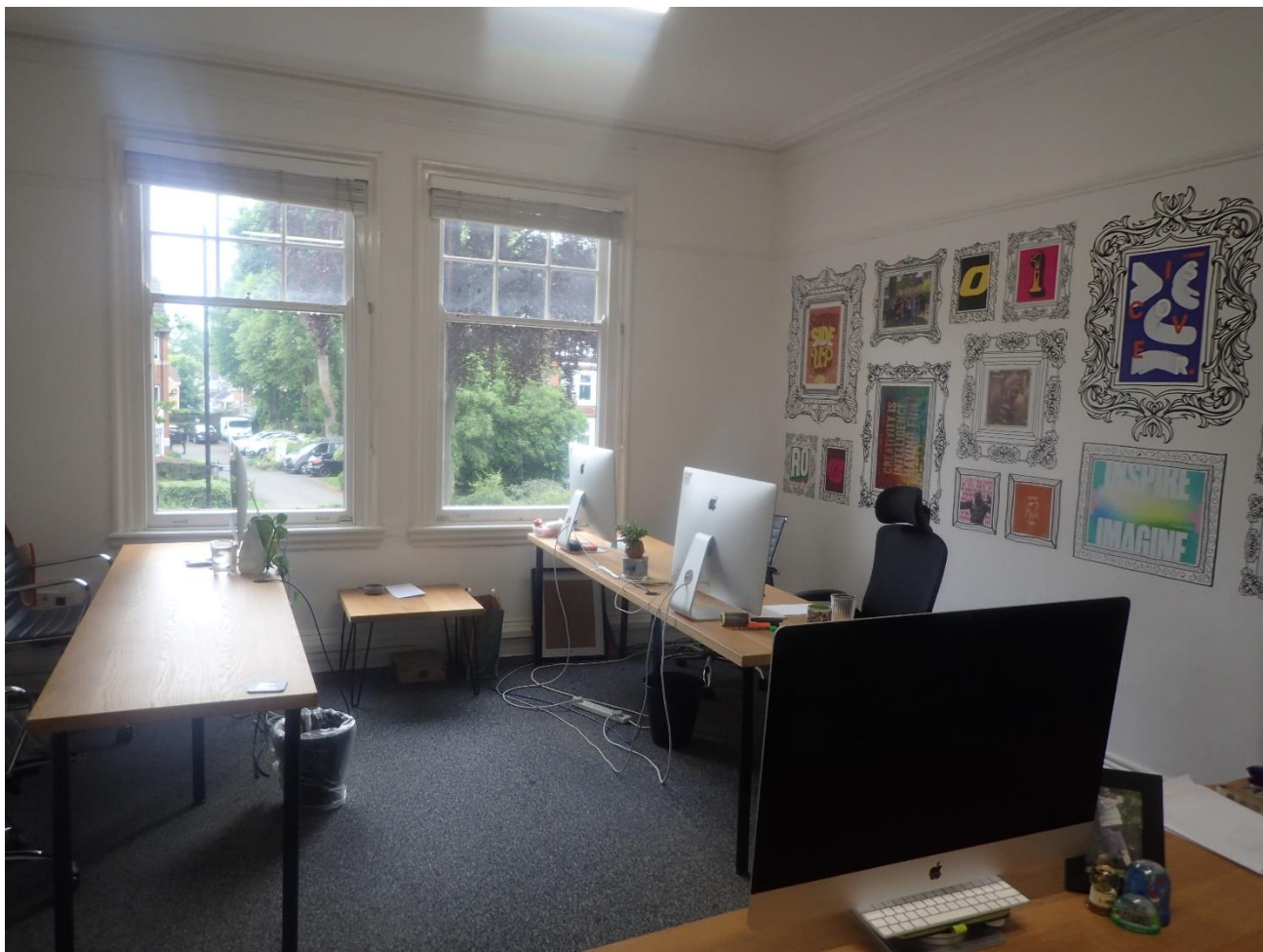


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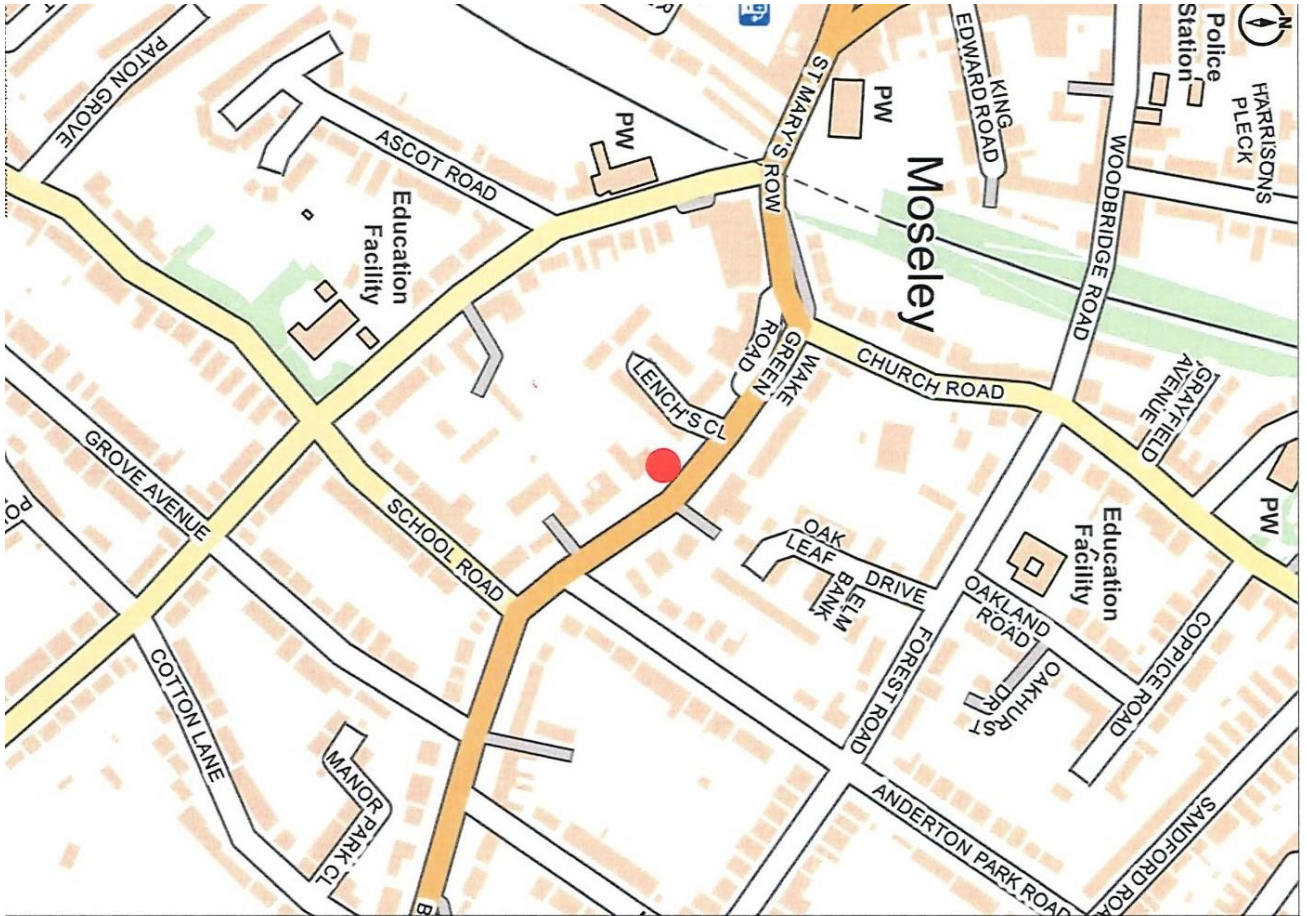


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**NOTICE**

**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.