659B WASHWOOD HEATH ROAD, BIRMINGHAM, B8 2HJ

TO LET
FIRST FLOOR OFFICE
ACCOMMODATION (PREVIOUSLY UTILISED ON THE BASIS OF EDUCATIONAL USE)

• 2,789 sq.ft/259.2 sq.m
• Prominent corner position – substantial frontage onto main Washwood Heath Road (B4114)
• Gas fired central heating throughout
• Carpeted throughout
LOCATION

The subject premises, situated at first floor, occupies a prominent position, situated at the inter-section of Washwood Heath Rd and Bamville Rd.

The property is located at the heart of the main retail centre serving the local community.

Immediate surrounding areas are densely populated residential.

Washwood Heath Rd is a main arterial route, benefitting from a considerable traffic flow.

Birmingham City Centre is located approximately 2½ miles south west.

ACCOMMODATION

2,789 sq.ft/259.2 sq.m

RATING ASSESSMENT

As yet, the first floor accommodation has not been separately assessed. Further information is available from the sole letting agents.

MAINS SUPPLIES

The property has the benefit of separately metered mains gas, electricity, water and drainage.

LEGAL COSTS

Each party to bear their own proper legal costs.

TERM

The property is available on the basis of a 6 year lease agreement (3 year review pattern).

RENTAL

£18,000 per annum exclusive, payable quarterly in advance.

OCCUPATION

Immediate occupation is available on completion of all legal formalities.

PERMITTED USE

We have been verbally advised by Birmingham City Planning Department that the subject premises can be utilised on the basis of Use Class B1 (a) – office accommodation.

The property was previously utilised on the basis of an educational use.

Any interested party should make their own proper enquiries of the local planning authority.

For More Information Contact:
Robert Taylor BSc MRICS
T: 0121 706 7766
E: robert@smbsurveyors.com
Energy Performance Certificate
Non-Domestic Building

659b, Washwood Heath Road
BIRMINGHAM
B8 2HJ

Certificate Reference Number:
9345-3093-0743-0400-3295

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government’s website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

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<tr>
<th>Energy Efficiency</th>
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<td>A+</td>
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<td>A 0-25</td>
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<td>F 126-150</td>
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Less energy efficient

Net zero CO₂ emissions

This is how energy efficient the building is.

Technical Information

Main heating fuel: Grid Supplied Electricity
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 62
Building complexity (NOS level): 3
Building emission rate (kgCO₂/m²): 117.36

Benchmarks

Buildings similar to this one could have ratings as follows:

- If newly built: 24
- If typical of the existing stock: 69

Green Deal Information
NOTICE

STEPHENS McBRIE - 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.