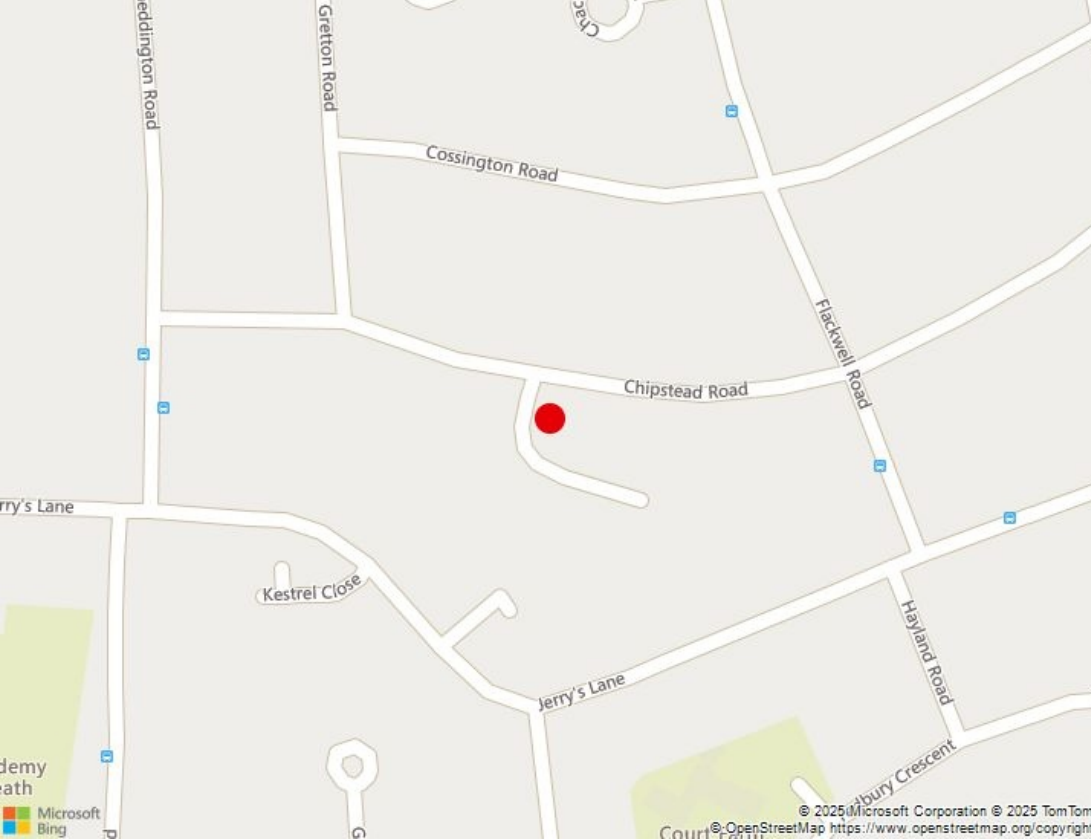


MODERN SELF CONTAINED OFFICE SUITE - TO LET

Chipstead Road, Erdington, Birmingham, West Midlands, B23 5HD

435 SqFt (40.41 SqM) | £1,000.00 per calendar month





KEY FEATURES

- The property is a short distance from Short Heath Park, off the A452 Chester Road, accessed via Sheddington Road
- Private location with gated yard
- Parking available on first come/first serve basis
- Suspended ceiling, LED lighting, carpet floor coverings
- Self contained office suite

LOCATION

The property is located within the Sheddington area of Erdington, being accessed off Chipstead Road close to its junction with Sheddington Road. Erdington High Street is located approximately 1.5 miles away where all local amenities are available. The property is well placed for access to the A452 Chester Road, Sutton New Road and A38. In addition junction 6 (Spaghetti) of the M6 is a short distance away providing easy access to the Midlands motorway network. Sutton Coldfield and Birmingham City Centre are located 4 miles north and south respectively.

DESCRIPTION

Situated on a private gated compound, the offices have been fully refurbished to a high standard to include a suspended ceiling incorporating LED lighting and carpet floor coverings together with new kitchen units and WCs. The offices comprises an entrance lobby/reception and providing access to the kitchenette, WC with additional open plan office together with a small partitioned store.



Area	SqFt	SqM
Ground Floor	435	40.41
Total Floor Area	435	40.41

Chipstead Road, Erdington, Birmingham, West Midlands B23 5HD



TERMS

The premises are available by way of a six month licence with the option to take a longer term if required.

ASKING RENT

£1,000.00 per calendar month

EPC

Energy Performance Certificate available upon request.

BUSINESS RATES

Business rates are included within the quoting rent noted within the marketing brochure.

MONEY LAUNDERING

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

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in this transaction.

VAT

All figures quoted are exclusive of VAT which we understand will not be applicable.

VIEWING

Strictly by prior appointment, please contact:



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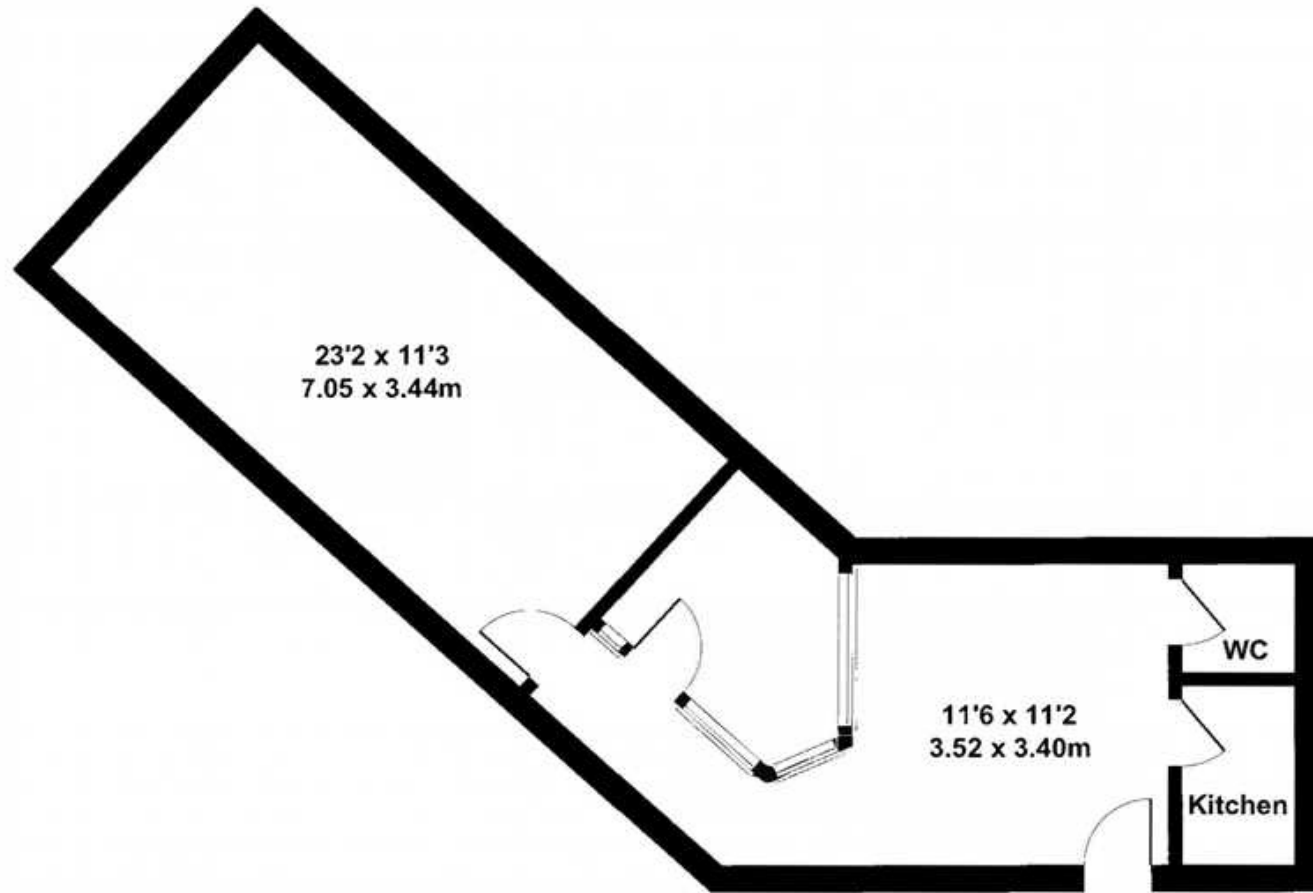


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