



**TO LET**

## Self Contained First Floor Offices

**First Floor, Soho House, 362 - 364 Soho Road, Handsworth, B21 9QL**

**Bond Wolfe**  
**bw**  
Est. 1983



# Property Highlights

---

Situated on popular main road within 10 minutes of City Centre

450-900 sq.ft. of offices space divided into 6 separate suites

4 on site car parking spaces to the rear

Dedicated men's and ladies W/C's

Flexible lease terms

---

**Quoting rent £8,500-17,000 plus VAT  
(inclusive of rent and service charge)**



# Location

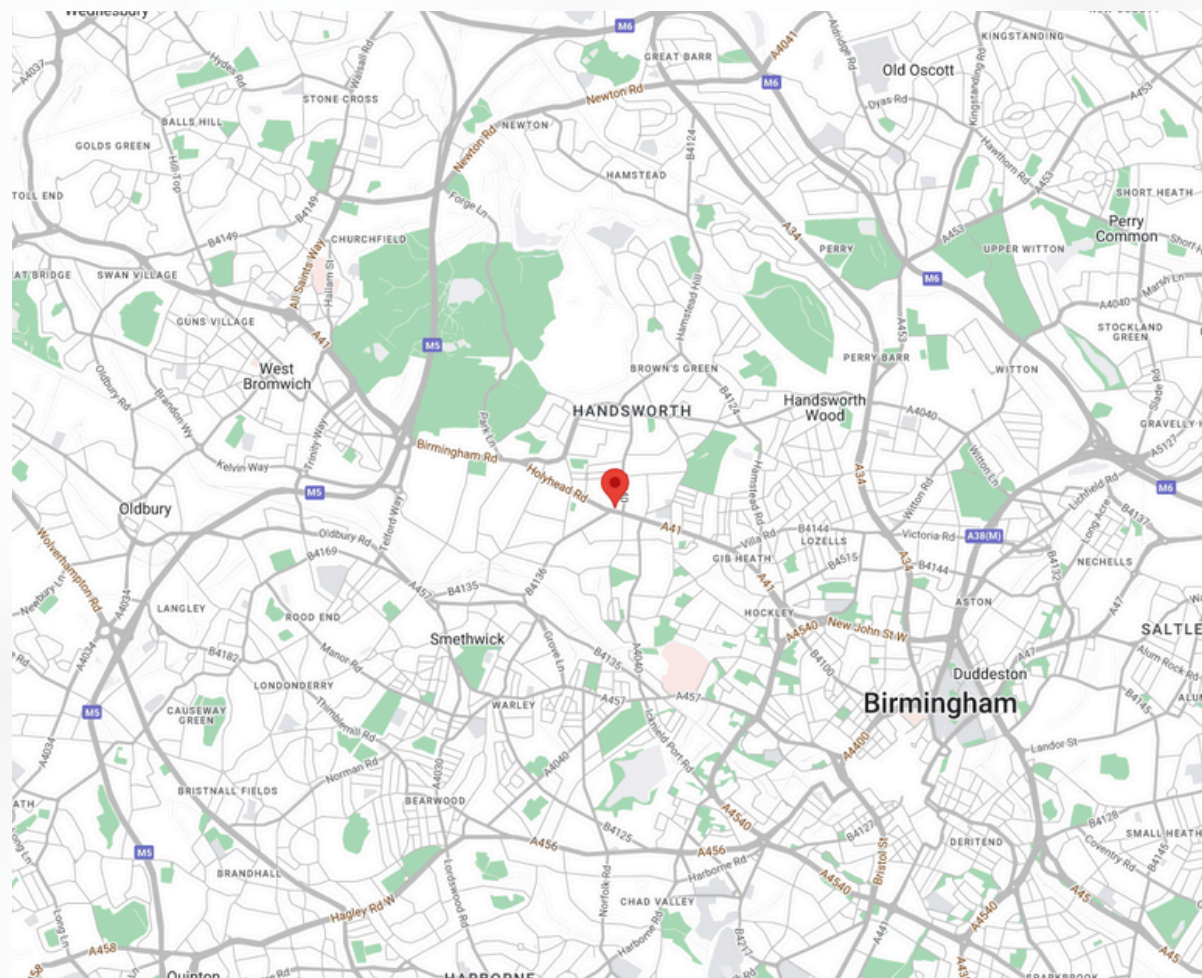
Soho House is situated within a prominent highly visible trading area 2 miles northwest of Birmingham City Centre and to the east (2 miles) of Junction 1 of the M5 Motorway. The property benefits from its close proximity to some excellent amenities such as the West Bromwich Football ground 1 mile to the east and an abundance of retail shops, ethnic food stores and businesses all within walking distance.

# Description

Soho House offers circa 450-900 sq.ft. of office space on the first floor of a purpose-built office block.

The premises has 6 separate offices (three on either side with both men's and ladies w/c on either side).

Soho House has significant levels of footfall and good accessibility from Birmingham and the surrounding region. The offices have been refurbished to a good standard with 3 compartment perimeter trunking, central heating and carpeted throughout.





## Accommodation

450-900 sq.ft. of first floor accommodation.

## EPC

Available upon request.

## VAT

Vat is applicable on rent and service charge at the prevailing rate.

## Service charge

All mains' services are installed and tenants will be responsible for a service charge and buildings insurance contribution towards the cost of services provided by the Landlord. This is included within the quoting rent.

## Lease Terms

The property is available on flexible lease terms for a term to be agreed . The quoting rent is £8,500-£17,000 plus VAT per annum to include rent and service charge.

## Anti Money Laundering

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







## For Further Information & Viewings

---

**George Bassi**

**0121 524 2583**

**[georgebassi@bondwolfe.com](mailto:georgebassi@bondwolfe.com)**

**Birmingham Office**

**0121 525 0600**



Bond Wolfe for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details, are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but should satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Bond Wolfe has any authority to make or give any representation or warranty whatsoever in relation to this property.

**Bond Wolfe is a trading name of Bond Wolfe Limited. Company Reg No: 11576880 Registered in England and Wales.**

**Registered office: 5 6 Greenfield Crescent, Edgbaston, Birmingham, B15 3BE**