



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

Approx. 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 £18,500 plus VAT
(inclusive of rent and service charge)**



Location

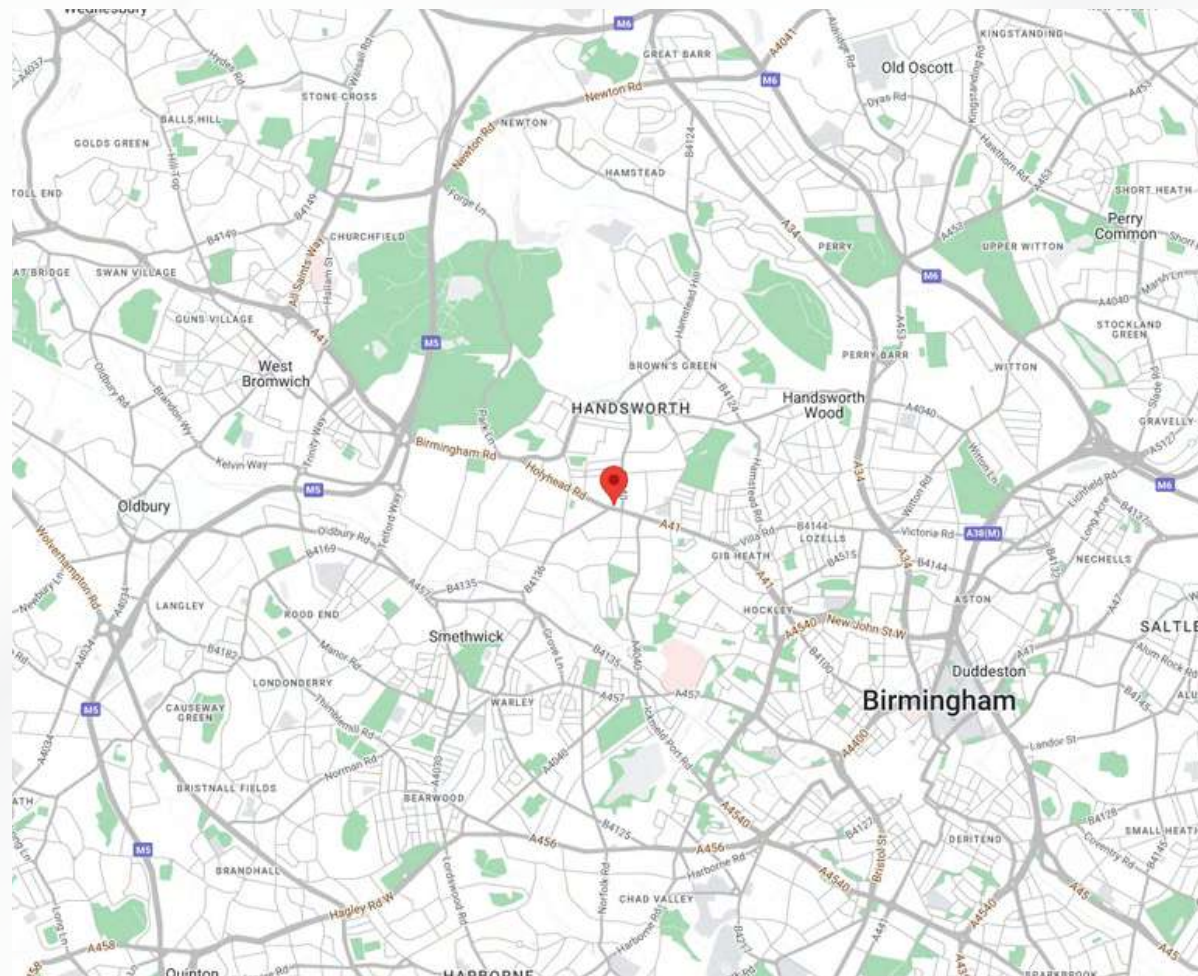
Soho House is situated within a prominent highly visible trading area 2 miles northwest of Birmingham City Centre and to the east (2 miles) of Junction 1 of the M5 Motorway. The property benefits from its close proximity to some excellent amenities such as the West Bromwich Football ground 1 mile to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

Description

Soho House offers circa 910 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

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 id £18,500 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

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