



TO LET



Ground & First Floor Offices With On Site Car Parking

141-143 Sandon Road, Edgbaston, B17 8HA

KEY FEATURES

Prominent corner location off High Street.

Flexible lease terms.

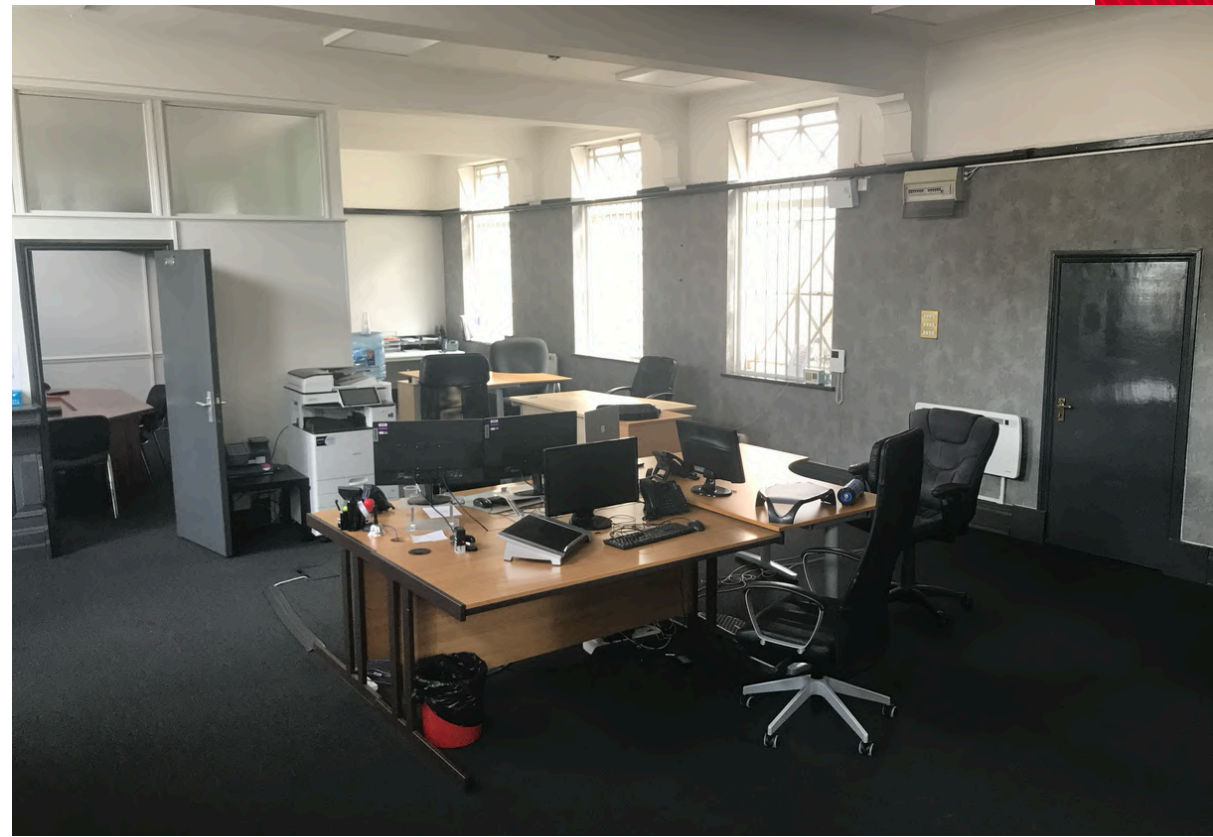
On site car parking.

Ground and first floor offices with separate front entrance doors.

10 minute drive from Birmingham city centre and M5 motorway network.

AVAILABLE ON FLEXIBLE LEASE TERMS.

**GROUND FLOOR: £18,600 PER ANNUM
FIRST FLOOR: £13,200 PER ANNUM**



LOCATION

The property occupies a prominent corner position on Sandon Road and Willow Avenue located just off the busy Bearwood High Street and A456 Hagley Road. Hagley Road is one of the main arterial routes into the Birmingham city centre and junction 2 & 3 of the M5 motorway network.

Bearwood High Street is a 2 minute walk away which has a choice of banks such as Lloyds TSB, Halifax & The West Brom Building Society. There are various retail stores such as Aldi, Superdrug, Argos and various Independent cafes and restaurants.

Bearwood bus station is a 5 minute walk to the main Hagley Road and is within close proximity to excellent Green park spaces and various Leisure facilities.

DESCRIPTION

The offices are situated on the ground and first floor and has independent front entrances to each floor.

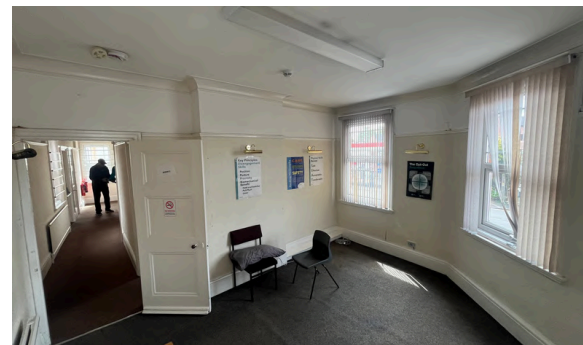
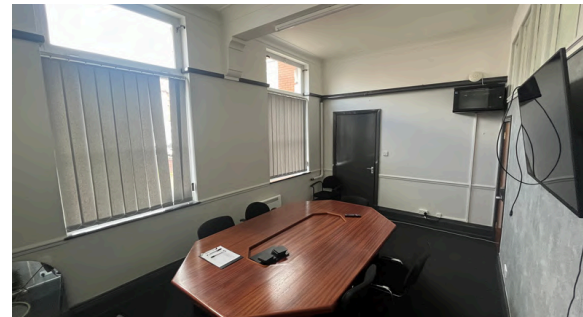
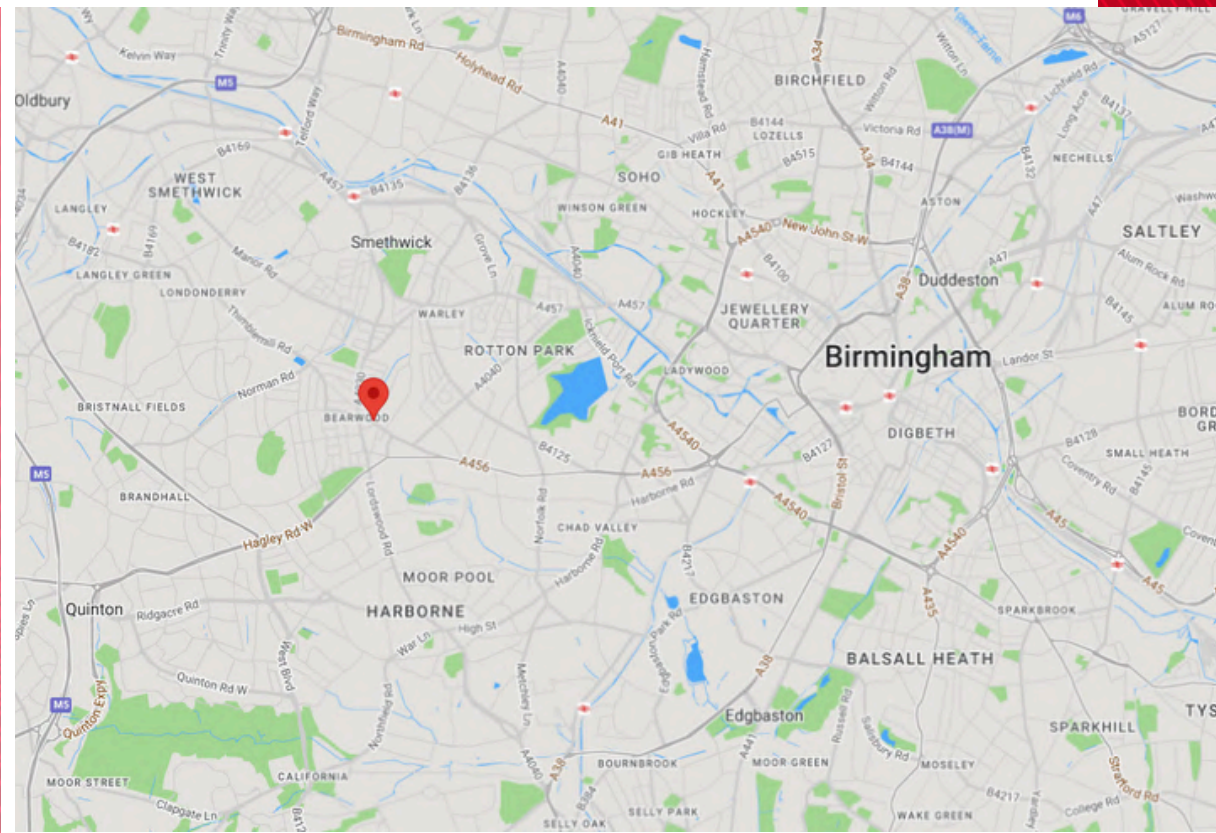
The ground floor main entrance opens into an open plan office space, conference room and small office with kitchenette and men's/ ladies w/c with a courtyard to the rear. The first floor has its own independent entrance to right hand side of the property and comprises of a series of offices with kitchenette, w/c, canteen and a balcony area.

The offices benefit from UPVC double glazing and central and electric heating throughout.

ACCOMMODATION

Ground Floor: 1,550 sq. ft. (£18,600 per annum).

First Floor: 1,100 sq. ft. (£13,200 per annum).



CAR PARKING

There is approximately four car parking spaces at the front of the property.

RATEABLE VALUE

Ground Floor: £10,250
First Floor: £7600

LEASE TERMS

The property is available to let on flexible lease terms at a quoting rent of £31,800 per annum for both suites.

VAT

We are advised that VAT is not applicable.

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LEGAL COSTS

Each party are to be responsible for their own legal costs that may be incurred in this transaction.

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 purchaser.



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