



**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

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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

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



# Location

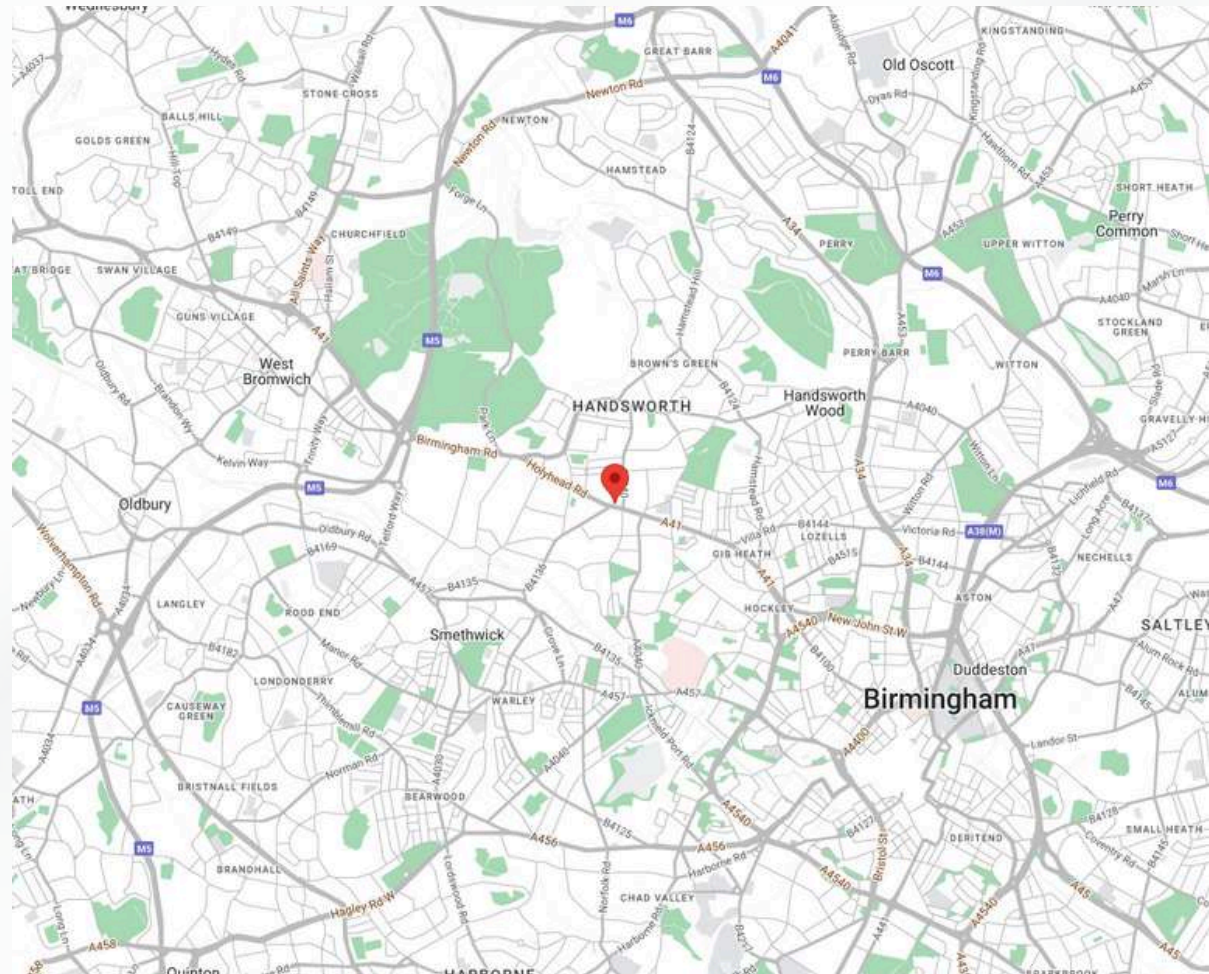
Soho House is situated within a prominent highly visible trading area 2 miles northwest of Birmingham City Centre and to the east (2 miles) of Junction 1 of the M5 Motorway. The property benefits from its close proximity to some excellent amenities such as the West Bromwich Football ground 1 mile to 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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