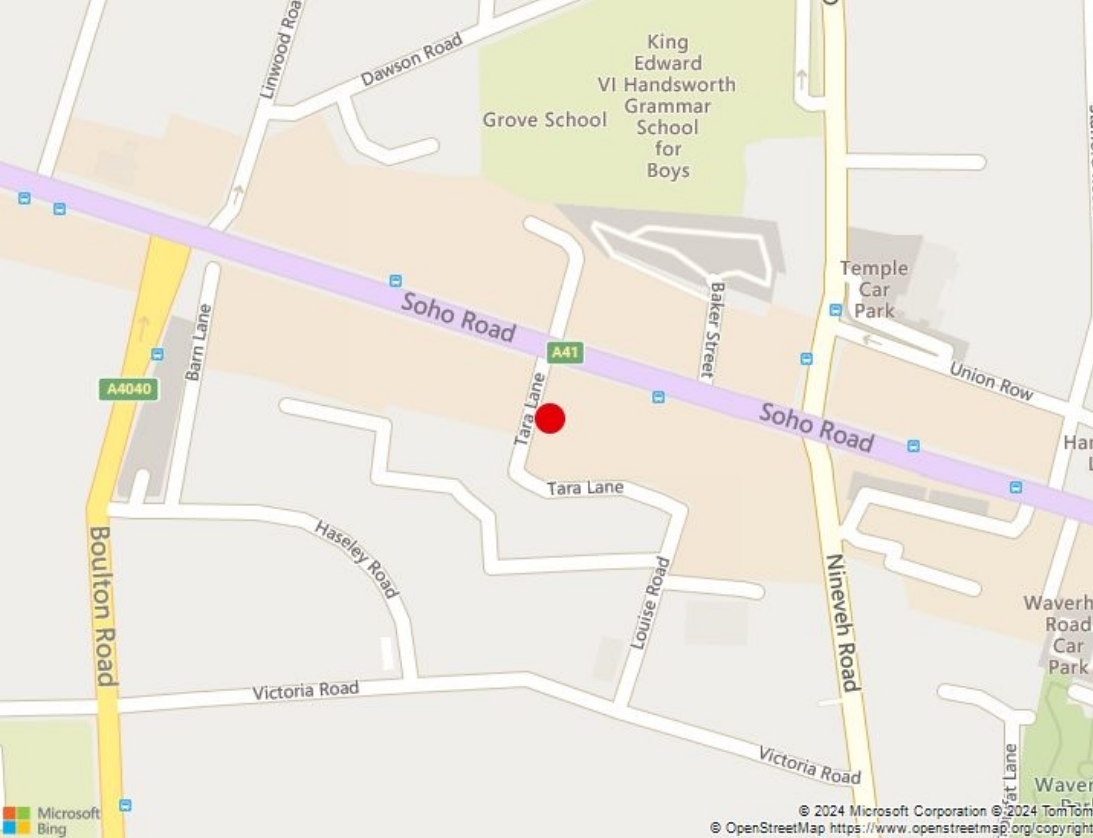


MODERN FIRST AND SECOND FLOOR OFFICES TO LET

247-251 Soho Road, Birmingham, West Midlands, B21 9RY

2,071 SqFt (192.4 SqM) | £12.00 per sq ft pax





KEY FEATURES

- Popular and busy parade
- Modern office suites with separate meeting / consultation rooms
- Lift access
- Available as a whole or each floor individually
- 8 car parking spaces available
- Virtual Tour - [click here](#)

LOCATION

The premises are predominantly situated in the centre of the Soho Road retail area fronting the A41 Soho Road at its junction with Tara Lane which itself provides access to Soho Road Health Centre. The property is located in Handsworth, approximately 2.5 miles west of Birmingham City Centre and 2 miles east of J1 of the M6.

DESCRIPTION

The property comprises a modern three storey premises, with the offices on the first and second floor; the ground floor of which is occupied by Soho Pharmacy. The offices are accessed via a private secure entrance fronting Soho Road, which leads to a large reception area with lift access and W.C facilities. The first floor provides an integral reception with three consultation / meeting rooms, kitchen and large open plan office with separate meeting room. The second floor provides a similar configuration with a well presented balcony fronting Soho Road.

Area	SqFt	SqM
First Floor	2,275	211.35
Second Floor	2,071	192.4
Total Floor Area	2,071	192.4



247-251 Soho Road, Birmingham, West Midlands B21 9RY



TERMS

The premises are available by way of 5 year leases or multiples thereof on an internal repairing and insuring basis, plus Service Charge.

ASKING RENT

£12.00 per sq ft pax

SERVICE CHARGE

A Service Charge is payable towards the costs of maintenance of common areas and landscaping.

EPC

Energy Performance Certificate available upon request

BUSINESS RATES

Requires reassessing for rating purposes.

Interested parties are advised to make their own enquiries with the Local Authority (Birmingham) for verification purposes.

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 will be responsible for their own legal costs incurred in the transaction.

VAT

All figures quoted are exclusive of VAT which may be payable.

VIEWING

Strictly by prior appointment, please contact:



Eleanor Robinson-Perkins

DDI: 0121 321 3441

Mob: 07738 713829

E: eleanor.robinson@burleybrowne.co.uk

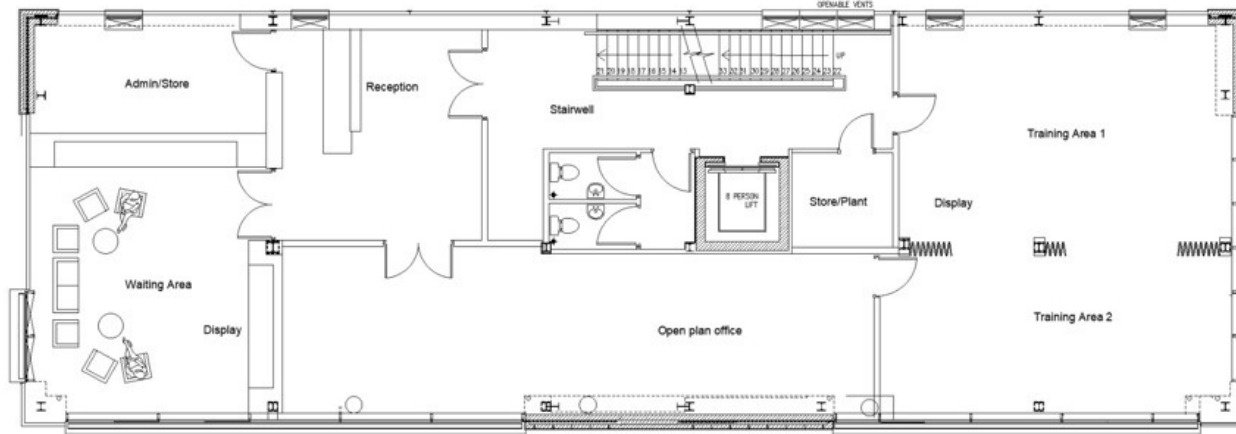
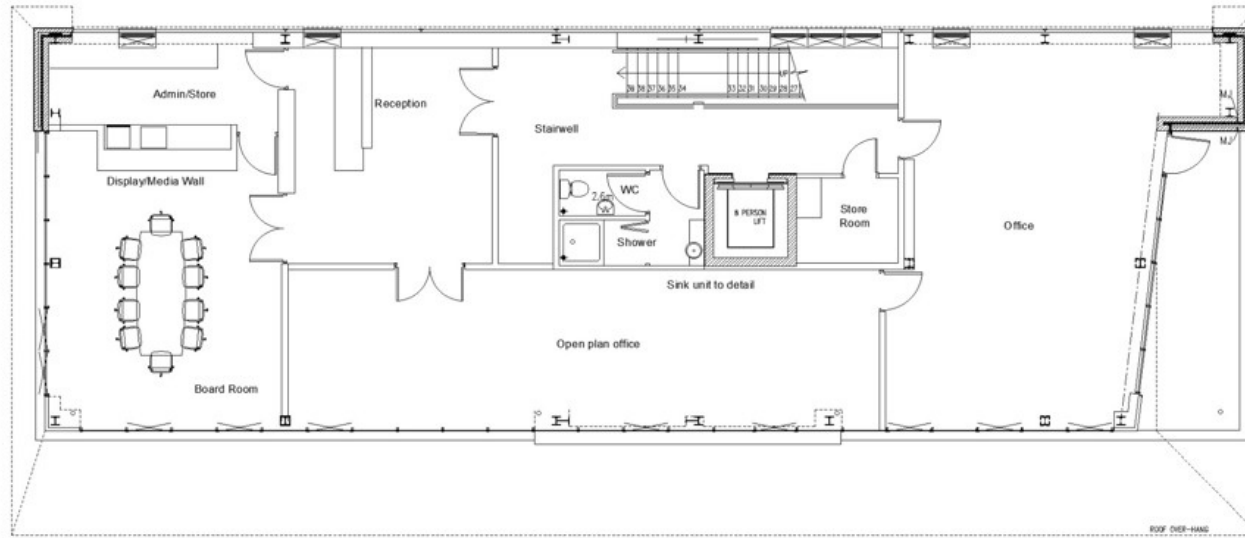


0121 321 3441
www.burleybrowne.co.uk



Burley Browne gives notice that, (i) these particulars are intended as a general outline only for the guidance of prospective purchasers or lessees and do not constitute any part of any offer or contract, (ii) the accuracy of any description and or dimensions necessary for use and occupation cannot be guaranteed and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise; (iii) no employee of the agents has any authority to make or give any representation or enter into any contract whatsoever in relation to the property; (iv) the agents will not be liable in negligence or otherwise for any loss arising from use of these particulars.

Misrepresentation Act 1967. Unfair Contract Terms 1977. Consumer Protection Regulations under Unfair Trading Regulations 2008. The Business Protection Regulations from Misleading Marketing Regulations 2008.



1247-251 Soho Road, Handsworth, Birmingham, B21 9RY

FIRST & SECOND FLOOR

0121 321 3441
www.burleybrowne.co.uk



Burley Browne gives notice that, (i) these particulars are intended as a general outline only for the guidance of prospective purchasers or lessees and do not constitute any part of any offer or contract, (ii) the accuracy of any description and or dimensions necessary for use and occupation cannot be guaranteed and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise; (iii) no employee of the agents has any authority to make or give any representation or enter into any contract whatsoever in relation to the property; (iv) the agents will not be liable in negligence or otherwise for any loss arising from use of these particulars.

Misrepresentation Act 1967. Unfair Contract Terms 1977. Consumer Protection Regulations under Unfair Trading Regulations 2008. The Business Protection Regulations from Misleading Marketing Regulations 2008.