

To Let

Office Suites

Sheldon Chambers,
2235-2241 Coventry Road,
Sheldon,
Birmingham,
B26 3NW



Suites from 210 sq ft to 1,505 sq ft

- On site car parking
- Flexible terms
- Prominent location on A45 Coventry Road
- Close to shops and amenities



Location

Sheldon is about 6 miles south east of Birmingham City Centre and 12 miles west of Coventry.

Sheldon Chambers fronts the southern side of the A45 Coventry Road, 1 mile west of Birmingham Airport, adjacent to which are the NEC and Birmingham International rail station. Coventry Road connects directly with the M42 at Junction 3 some 3 miles to the east and Birmingham's outer ring road A4040 is about 4 miles West North West.

Nearby retailers and hotels include the new Morrisons, Sheldon Travelodge, Tesco Sheldon Superstore and Halfords.

Description

The premises provide a number of office suites over 3 floors. The suites are accessed via an intercom controlled entrance, directly off the A45 Coventry Road. Access to the car park is via gates located off Hobs Moat Road.

The suites have been refurbished and provide mainly open plan office suites. WC facilities are located throughout the building.

Accommodation

Suite	Sq Ft
104-106	610 sq ft
107	210 sq ft
108	221 sq ft
109	275 sq ft
125	189 sq ft
117-120	794 sq ft
216-219	811 sq ft

Car Parking

On site car parking is available.

Rent

The rental is £8 per sq ft payable quarterly in advance. VAT is charged in addition

Business rates

Business rates range from £3.40 to £4 per sq ft.

The suites qualify for small business rates relief, which could reduce your rates bill to £0 per annum. Further details available from the agent.

Service Charge

A service charge is levied for the common areas including car parking and landscaping.

The current figure is £4 per sq ft per annum plus VAT.

EPC

Further details are available from the agent.

Tenure

The premises are available by way of a new lease for a term of years to be agreed.

Legal Costs

Each party to bear their own legal costs incurred in the transaction.

VAT

VAT will be payable on the rent and service charge.

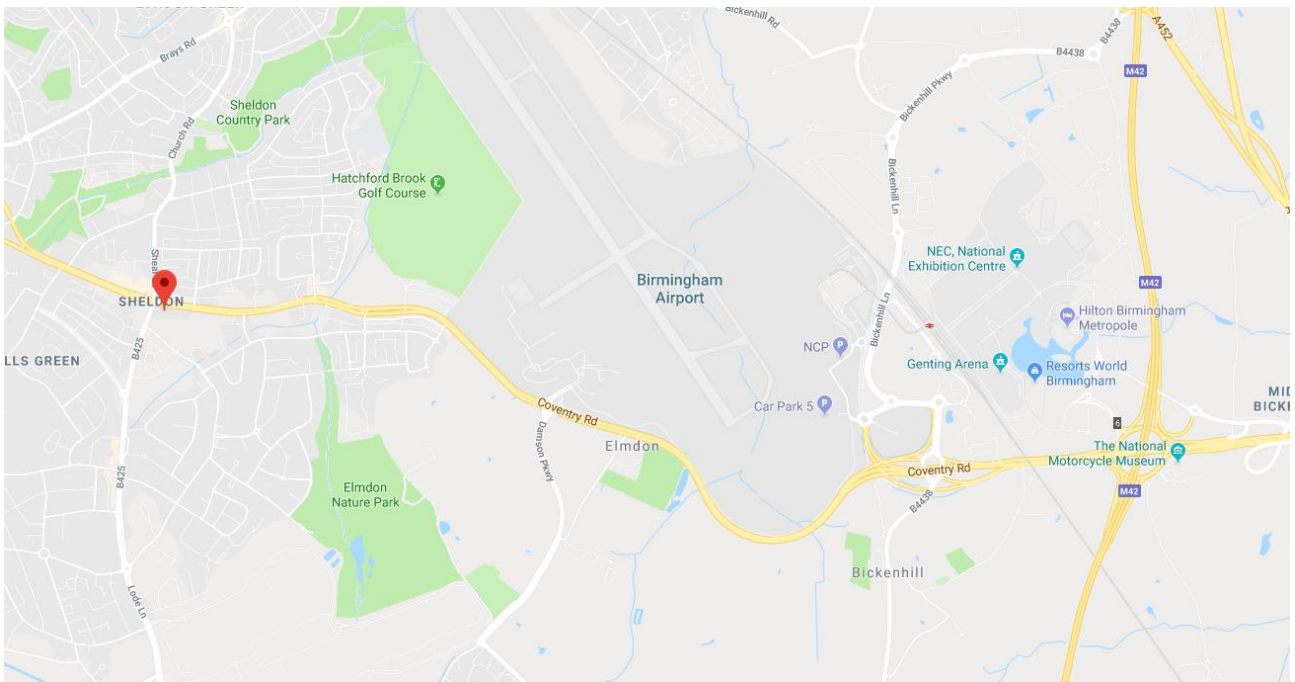
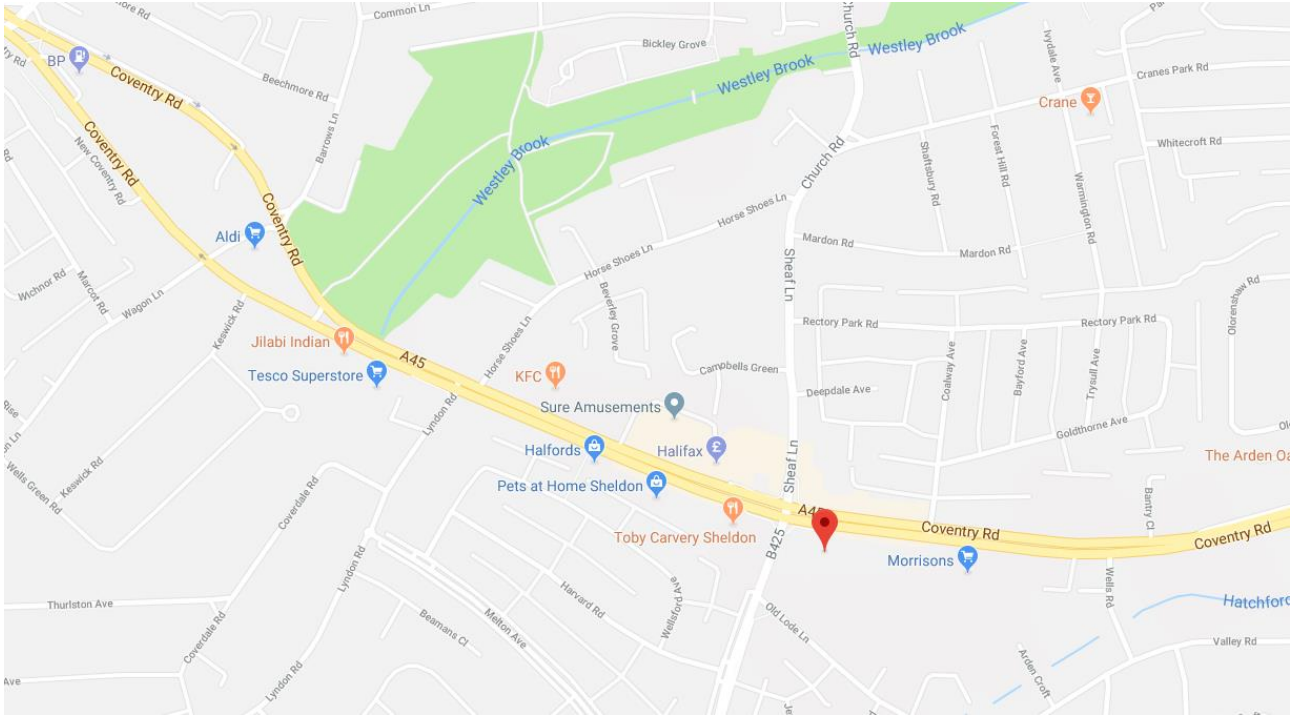
Viewings

Strictly by appointment with the agents.

Malcolm Jones

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