



TO LET

OFFICE/RETAIL PREMISES

DUE TO RELOCATION
1041 STRATFORD ROAD
HALL GREEN, BIRMINGHAM
B28 8AS



1,912.32 sq. ft. (177.66 sq. m.)

Approx. Gross Internal Area

- Freehold retail/office property available on popular busy road in Birmingham
 - TO LET - £25,000.00 per annum
- ▶ ▶ ▶ ▶ ▶ • 3.5 miles to Birmingham City Centre and 2.5 miles to Solihull



Location:

Located in the heart of Hall Green, this well presented property at 1041 Stratford Road is situated on a busy arterial road into the city.

This property sits in a prominent and position on the High Street surrounded by a mix of retail, leisure and professional services as well as being close to a residential area.

The area is known for its strong footfall, local amenities as well as being 3.5 north of Birmingham City Centre and 2.5 miles east of Solihull town centre.

Being in a well-connect area, there are several high frequency bus routes as well as the nearby Hall Green railway station providing links to Birmingham New Street, Solihull and Stratford-upon-Avon.

The property is also in close proximity to the M42 providing access to Birmingham Airport, the NEC and the national motorway network.

Description:

The property consists of three stories, with a reception area and office on the ground floor when you immediately walk in, with further offices and other facilities such as WC's and kitchen space on the upper floors.

The property is of traditional brick build with a pitched roof with the frontage to Stratford Road making the property ideal for a variety of retail, professional use or services.

Additional highlights include a small amount of parking to the front of the property by way of a small forecourt as well as rear vehicle and pedestrian access to the property.

Accommodation:

AREAS	SQM	SQFT
Ground Floor	76.17	819.88
First Floor	52.49	564.99
Second Floor	49	527.43
Total Gross Internal Floor Area	177.66	1,912.32

Tenure:

The property is available by means of a new full repairing and insuring lease after July 2026.

Quoting Rent:

Quoting £25,000 per annum.

Services:

The agent has not tested any apparatus, equipment, fixture, fittings or services and so cannot verify they are in working order or fit for their purpose. The tenant is advised to obtain verification from their solicitor or surveyor.

Business Rates:

2026 Rateable Value: £19,250

EPC:

EPC Rating: **To be confirmed**

Money Laundering:

The money laundering regulations require identification checks are undertaken for all parties leasing property. Before a business relationship can be formed, we will request proof of identification for the leasing entity.



Legal Costs:

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

VAT:

All prices quoted are exclusive of VAT, which may be chargeable.

Viewing:

Strictly via sole agents:

Harris Lamb
4th Floor
4 Brindley Place
Birmingham
B1 2LG

Tel: 0121 455 9455

Contact: Samantha Hubbard
Email: Samantha.hubbard@harrislamb.com

Contact: David Walton
Email: david.walton@harrislamb.com

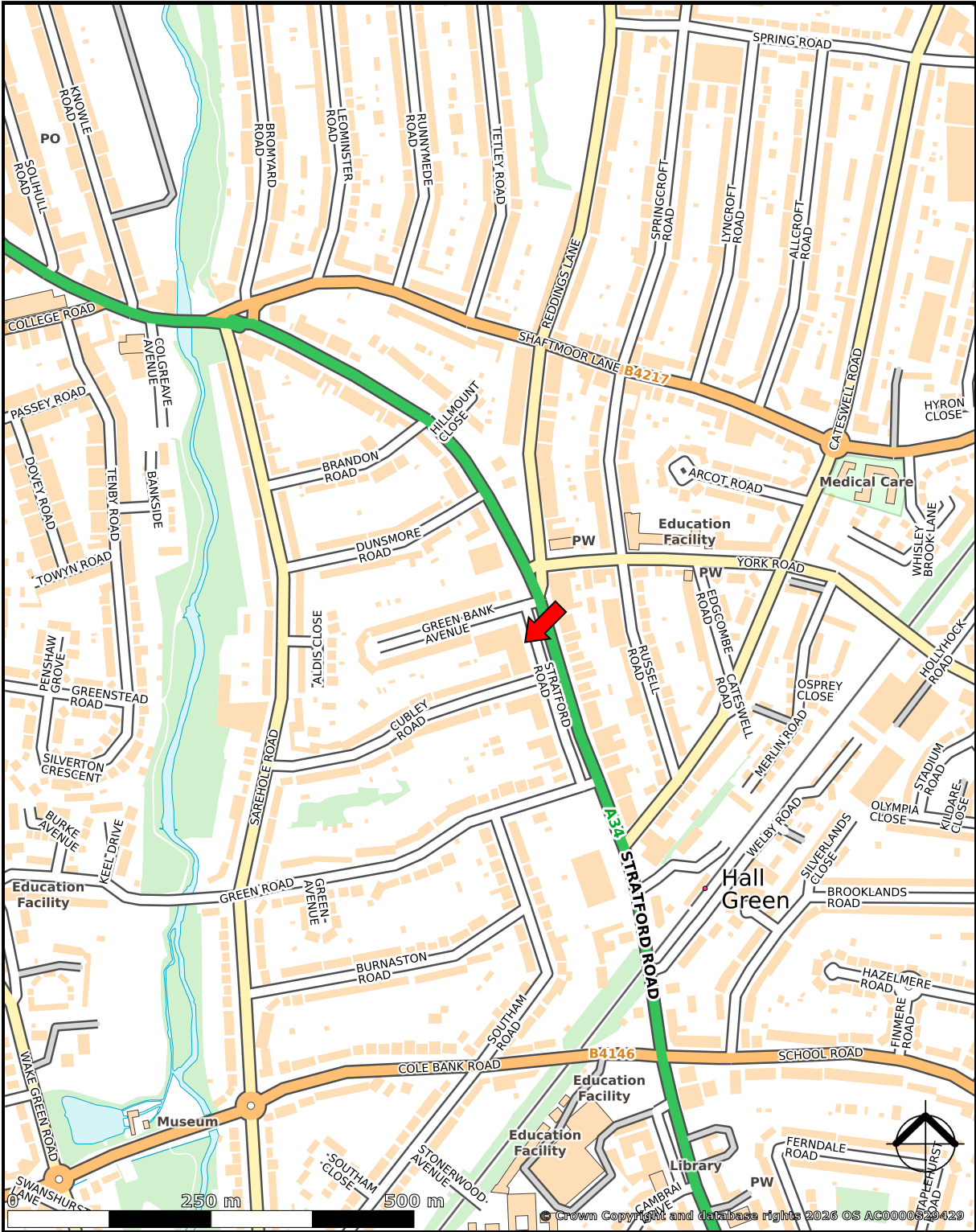
Ref:

Date: March 2026

Subject To Contract



1041 Stratford Road, Hall Green, Birmingham, B28 8AS



created on **edoza** Plotted Scale - 1:7,500

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