

Acocks Green, 87 Westley Road, Birmingham, B27 7UQ

First Floor Office Suite Only – To Let – With Car Parking



- High Quality First Floor Office Suite
- Shower Facility
- Central Heating and Double Glazing
- Car Parking – Two Spaces
- Hours of access 6am – 8pm



0121 643 9337

info@johnsonfellows.co.uk

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LOCATION

The property is accessed from Westley Road (B4146) not far from Warwick Road (A41) close to the amenities in Acocks Green, Birmingham. Acocks Green is 4 miles from Birmingham City Centre to the north and Acocks Green Railway Station is within 400 metres walking distance. The A41 leads onto Junction 5 of the M42 Motorway to the south, which connects to Birmingham International Airport and the NEC. All distances approximate.

DESCRIPTION

The office accommodation is located at first floor. A ground floor lobby area with spiral staircase leads up to the first floor office space, which has timber flooring, track and halogen down-lighting, UPVC double glazed windows to front and Velux double glazed window at rear. The property benefits from central heating and comfort cooling. There is also a kitchenette with wall and base mounted units and stainless steel sink unit with drainer. A door off the office space leads to a shower room, which has a shower cubicle, w/c and wash basin.

ACCOMMODATION

Office Suite 53.12 sq m 572 sq ft

Please note that every effort has been made to ensure that the floor areas are accurate. They have been measured in accordance with the RICS code of measuring practice. Fittings may have restricted measurement at the time of inspection and therefore, interested parties should verify these for themselves.

TENURE

The property is available by way of an inclusive rental of £10,500 per annum on a flexible basis. The rental includes all direct property costs, with the exception of telephone and Broadband.

VAT

The sums quoted herein are exclusive of VAT, which may be chargeable in addition.

FIXING AND FITTINGS

All items are deemed to be excluded from any letting unless specifically mentioned in the particulars or agreed between the parties prior to completion of the lease.

RENT

£10,500 per annum, exclusive.

EPC

On Application

LEGAL COSTS

Each party will be responsible for their own legal costs.

VIEWING

All viewings by prior appointment through this office. Contact Caren Ryan on 0121 643 9337.

CONTACT

Mark Fitzpatrick

Email: mark.fitzpatrick@johnsonfellows.co.uk



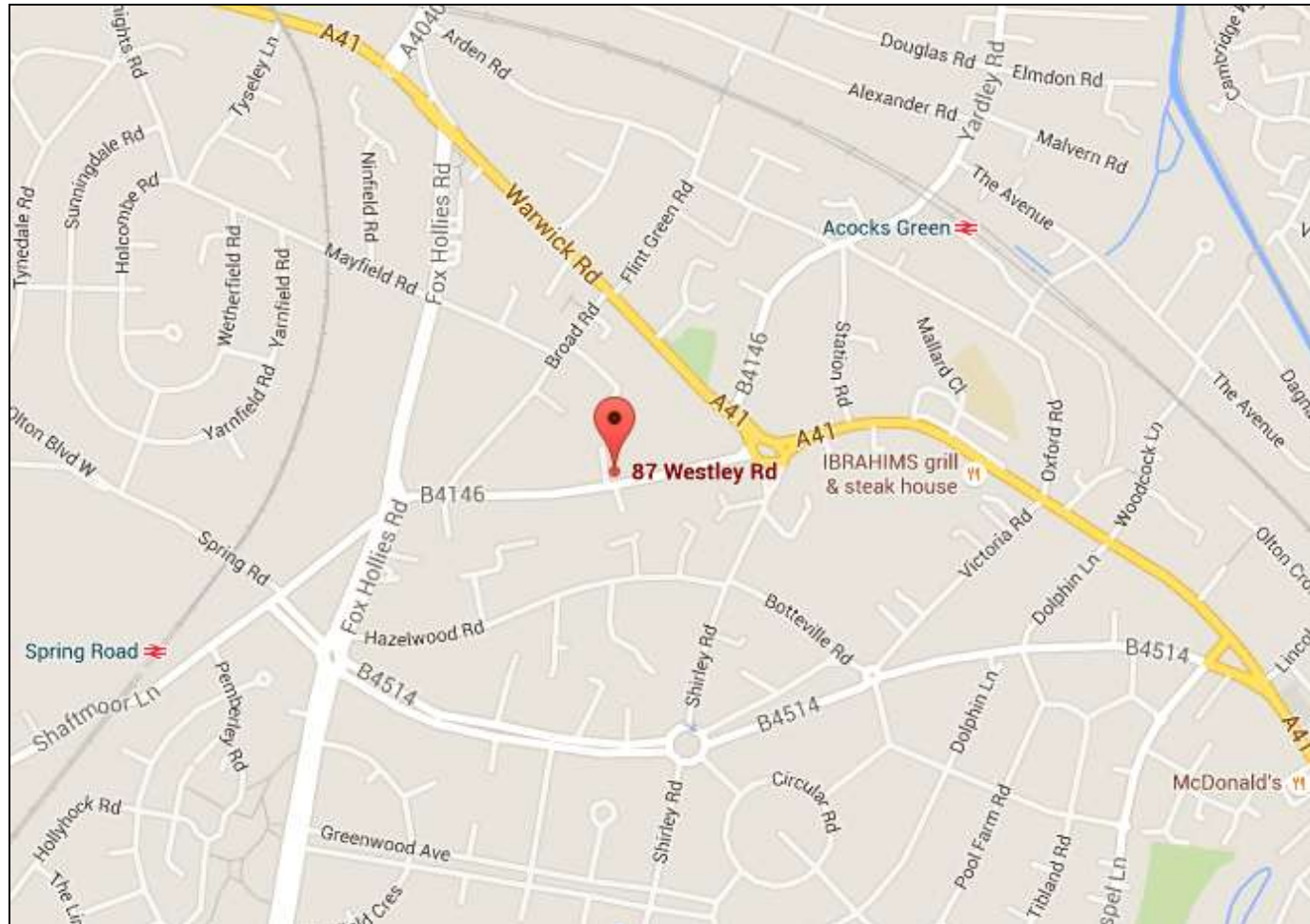
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