

**First Floor Office
154 Soho Road
Handsworth
Birmingham
B21 9LN**

- 997 sq ft NIA
- Office Use
- Popular Location





JOHNSON FELLOWS

CHARTERED SURVEYORS

LOCATION

The property is situated on a busy and popular part of the Soho Road, close to thriving local shops and banks etc.

Birmingham city centre lies to the south, approximately 2.5 miles away.

DESCRIPTION

The subject first floor accommodation offers very useful mainly open plan (with some partitioned rooms) office accommodation.

The specification includes suspended ceilings with inset LED lighting and wall mounted radiators (gas central heating).

ACCOMMODATION

The property has been measured (by the VOA) on an NIA basis to be 997 sq ft or thereabouts.

Please note that every effort has been made to ensure that the above 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.

USER

It is understood that the premises currently have an office use class but interested parties should verify this with the local planning authority.

TENURE

The accommodation is available to let on a new effective full repairing and insuring lease.

RENT

The quoting rent is £12,000 per annum, exclusive, subject to contract.

SERVICE CHARGE

The tenant will be responsible for paying a service charge in lieu of the landlord's services provided, such as external maintenance and repairs etc.

BUSINESS RATES

The occupier will be responsible for payment of the business rates direct to the local authority.

ENERGY PERFORMANCE CERTIFICATE

To be confirmed.



JOHNSON FELLOWS

CHARTERED SURVEYORS

LEGAL COSTS

Each party is to be responsible for its own legal costs.

VAT

VAT will be payable, where applicable.

VIEWING

All viewings by prior appointment through this office.

CONTACT

Charles Warrack

Email: charles.warrack@johnsonfellows.co.uk

Tel: 0121 234 0457

Mobile: 07977 512965

SUBJECT TO CONTRACT



JOHNSON FELLOWS

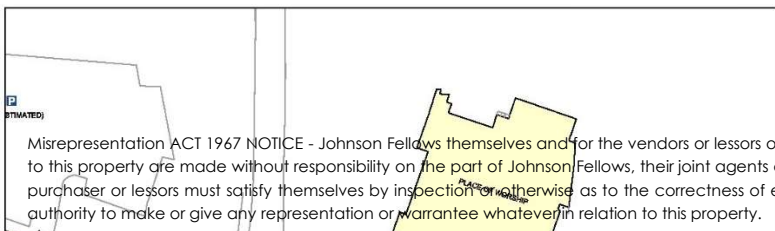
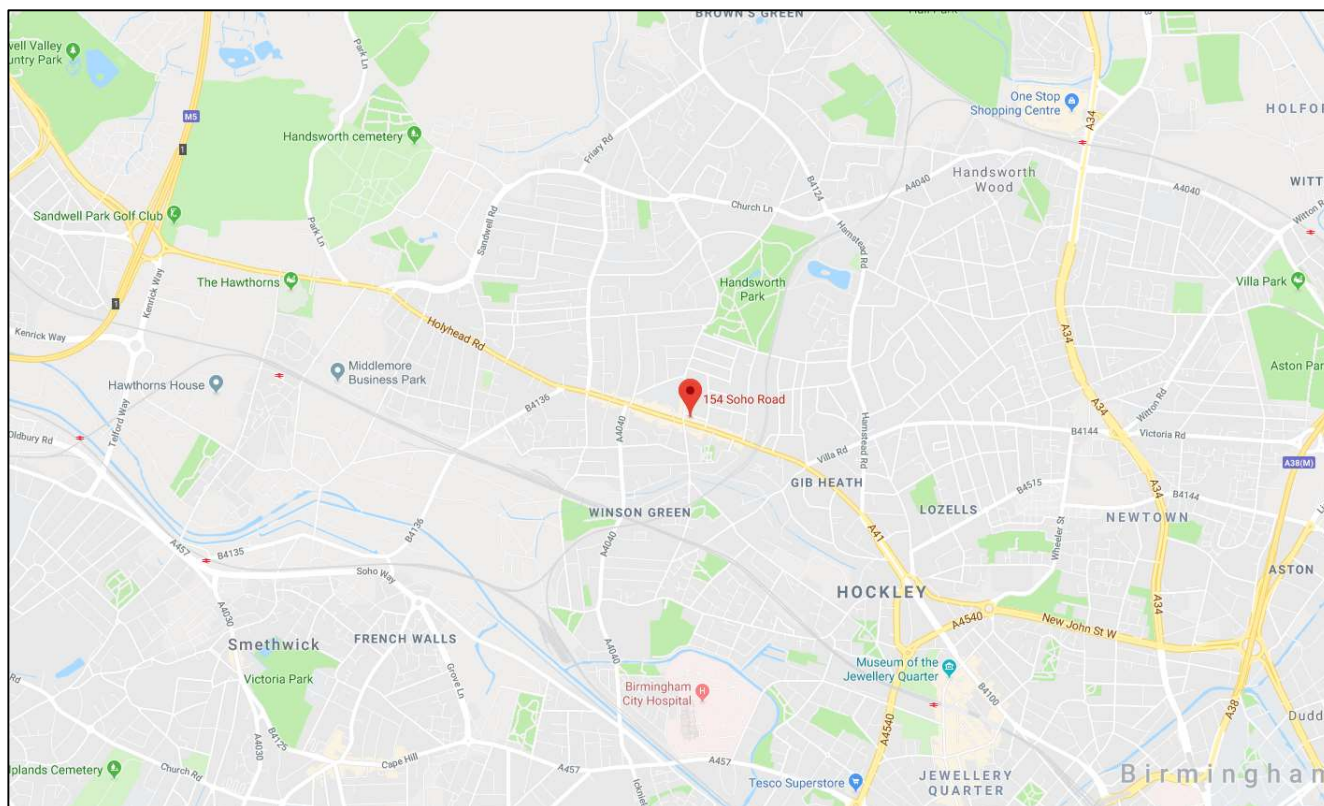
CHARTERED SURVEYORS





JOHNSON FELLOWS

CHARTERED SURVEYORS



Misrepresentation ACT 1967 NOTICE - Johnson Fellows themselves and for the vendors or lessors of the property whose agents they are, give notice that 1. These particulars do not constitute any part of any offer or contract. 2. All statements contained in these particulars as to this property are made without responsibility on the part of Johnson Fellows, their joint agents or the vendors or lessors. 3. None of the statements contained in these particulars as to this property are to be relied on as statements or representation of fact. 4. Any intended purchaser or lessors must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 5. The vendors or lessors do not make or give and neither Johnson Fellows nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

Tel: 0121 643 9337 Fax: 0121 643 6407

johnsonfellows.com