



FOR SALE

Office Investment

Highfield House, 1562-1564 Stratford Road, Birmingham

B28 9HA

6,203 sq ft (577 sq m)

£1,200,000

LOCATION

The property is located in a prominent position fronting A34 Stratford Road in Hall Green, Birmingham approximately 4 miles to the north-west of junction 4 of the M42 Motorway, providing access to M5, M6 and M40. The A34 is a main bus route and access to railway stations are available at nearby Shirley and Solihull town centre. Shopping facilities including a 24 hour Tesco supermarket are within walking distance.

DESCRIPTION

The property comprises a three storey building of brick construction with rendered front elevation beneath a pitched tiled roof to the front and single storey section to the rear. The well-presented accommodation provides offices let to individual businesses sharing meeting room, conference facilities and other common facilities by way of short leases. On-site car parking is provided to the front of the building.

The property offers a professional firm an investment opportunity, which would not only provide a headquarters with flexible space for growth but also potential income from spare office space and facilities.

ACCOMMODATION

	sq m	sq ft
Ground Floor	359	3,865
First Floor	122	1,310
Second Floor	96	1,028
Total	577	6,203

ESTIMATED RENTAL VALUE

£110,000 per annum.

PRICE

Quoting price is £1,200,000 plus VAT.

BUSINESS RATES

The property is split into several rating assessments. For further information please view www.voa.gov.uk. Each occupier is responsible for their own business rates payments.

UTILITIES

All mains services are connected to the building. Costs are currently recharged to the occupiers within the overall monthly rent.

TENURE

The property is freehold and sold subject to the existing short leases, all contracted out of the security of tenure provisions of the Landlord & Tenant Act 1954.

LEGAL COSTS

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

VAT

All figures are exclusive of VAT which will be charged in addition at the standard rate.

EPC



VIEWING

Strictly by prior appointment:

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SUBJECT TO CONTRACT

February 2020



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