



Offices to let

**Grosvenor
House/Enterprise
House
656-658 Chester Road
Wylde Green
Birmingham
B23 5TE**

Features Include

Both Grosvenor and Enterprise House offer a range of small single offices within managed buildings, the tenants benefit from shared facilities within each building which include kitchenette and share WC facilities. There is onsite parking as well as a large car park opposite which serves Chester Road Railway Station.

Additional Information

All offices are heated mainly by way of electric panel radiators and access to the properties are available to occupiers on a 24 / 7 basis if required



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LOCATION

Both 658 Chester Road Grosvenor House and 656 Chester Road Enterprise House front onto the busy Chester Road Wylde Green and lie in close proximity to the Chester Road cross City railway station and are within walking distance of the busy Wylde Green retail centre.

DESCRIPTION

The properties represent two three storey office buildings fronting directly onto the Chester Road, we believe the buildings are of brick construction with pitched roofs above and a small forecourt parking area immediately in front of the properties.

ACCOMMODATION

TENURE

The various units are available by way of a 3 year agreement, although consideration may be given to shorter term arrangements and the space will be let via a Licence arrangement.

SERVICES

Electricity is provided into each office suite.

RENT

Grosvenor House

Ground Floor front Office – 226 sq ft (21.03 sq m) £4000 pa £333 per month.

Ground Floor Rear and First Floor Rear– 202 sq ft (18.81 sq m) £3636 per annum £306 per month.

Consideration would be given to split the unit into ground and first floor offices, the ground floor has its own separate entrance.

Enterprise House

Ground Floor Rear suite and first floor office – 782 sq ft (72.65 sq m) £12,600 per annum £1050 per month,

Consideration would be given to letting the first floor office off separately which extends to 93 Sq Ft (8.64 sq m)

First Floor - 134 sq ft (12.4 sq m) £2450 pa £1581 per annum £205 per month.

RATEABLE VALUE

Each office has a separate assessment for business rates and these costs will be the responsibility of the occupier, although small businesses may well benefit from 100 % business rates relief. Each occupier should make their own enquiries with Birmingham City Council regarding small business relief.



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VAT

All figures quoted are exclusive of VAT and we believe VAT is payable on the rent.

LEGAL COSTS

Each party will be responsible for its own legal costs involved in the preparation of the lease documentation.

ENERGY PERFORMANCE CERTIFICATE (EPC)

Each building has an EPC rating of D with a score of 79.

VIEWING

All viewings by prior appointment through this office.

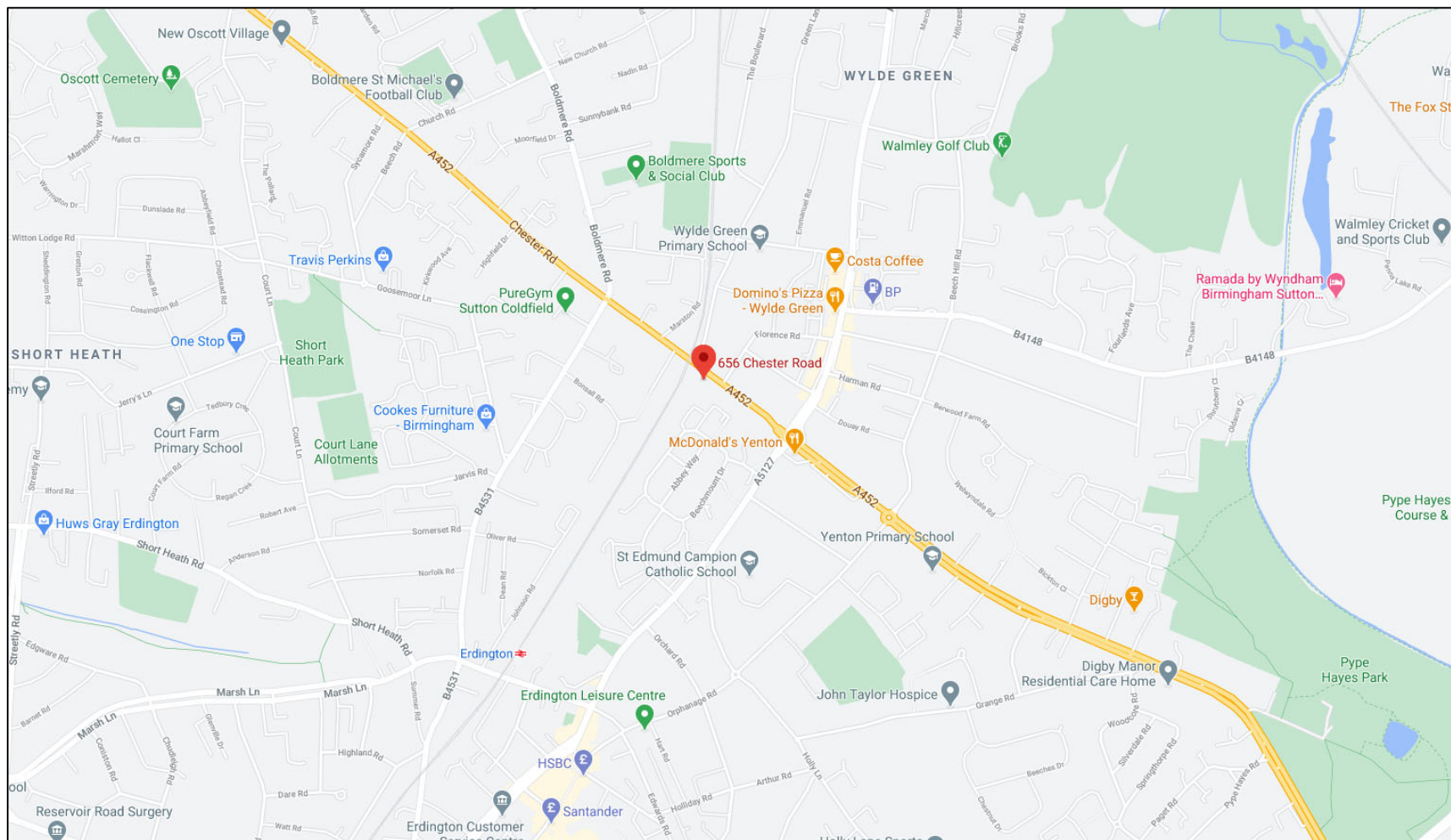
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