

121 Wellington Street, Birmingham, B18 4NN



**TO LET**

Self-contained Office Building with Secure Parking

Net Internal Area: 3,312 ft<sup>2</sup> (307.69 m<sup>2</sup>)

### Location

The property enjoys an extensive frontage to the western side of Wellington Street off the eastern side of Winson Green Road (A4040) part of Birmingham's outer ring road.

Soho Way (A457) is approximately 1 mile to the west and Soho Road (A41) is approximately 1.5 miles to the north linking with J1 of the M5 Motorway some 3 miles distant.

Birmingham City Centre is approximately 3 miles to the south east and Smethwick Town Centre lies approximately 2 miles to the west.

### Description

The office is situated across ground and first floor levels and have been fitted to a very high standard.

The ground floor comprises a reception and board room, WC and kitchen facilities.

The first floor comprises of a large open plan office with several cellular offices around the perimeter with additional kitchen and WC facilities.

The office benefits from 8 secure car parking spaces, as well as plentiful on-street car parking, secure intercom access, carpeted covered flooring, emulsion coated walls, comfort heating and cooling, modern fitted WC and kitchen and LED lighting.

### Accommodation

**NIA 3,312 ft<sup>2</sup> (307.69 M<sup>2</sup>) approximately.**

### Terms

The property is available on a new lease, with length to be agreed, at £20,000 per annum (exclusive).

### Services

We understand that all mains services are available on, or adjacent to, the subject premises.

The agent has not tested the suitability of the connections and recommends that all interested parties carry out their own investigations with the relevant service provider.

### VAT

All quoted prices exclude VAT, which may be payable.

### Legal Costs

Both parties to bear the cost of their own legal and surveyor's fees incurred during the transaction.

### Availability

The office is available immediately upon completion of legal formalities.

### Energy Performance

Available upon request from the agent.

### Viewing

Strictly via the sole agents Siddall Jones on **0121 638 0500**.

