



# TO LET

## OFFICE PREMISES

**71 FRANCIS ROAD, EDGBASTON  
BIRMINGHAM, B16 8SP**



**3,443 sq.ft. (319.84 sq.m.)**

Approx. Net Internal Area

- 8 car parking spaces
- Self-contained
- 500 yards from Five Ways Island
- RENT: £53,500 per annum, exclusive





**Location:**

The property is situated on Francis Road which is just off the Hagley Road (A456) approximately 500 yards from Five Ways roundabout. The office building is situated opposite the new mixed-use development, Broadway Plaza.

**Description:**

The property comprises of a four-storey office building, which was developed behind a period facade in the mid-1980's.

The property is currently divided into a mixture of cellular and open plan office accommodation and also incorporates kitchen and toilet facilities.

There are 8 car parking spaces allocated to the rear of the property.

**Accommodation:**

	<b>sq. m.</b>	<b>sq. ft.</b>
Lower ground	27.40	295
Ground	107.67	1,159
First floor	99.25	1,068
Second floor	85.52	921
<b>Total Net Internal Area</b>	<b>319.84</b>	<b>3,443</b>

**Tenure:**

A new full repairing and insuring lease is available on terms to be agreed.

**Rental:**

£53,500 per annum, exclusive.

**Legal Costs:**

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

**Business Rates:**

Rateable Value (2017): £29,250

**EPC:**

EPC Rating: **D** (89)

**Money Laundering:**

The money laundering regulations require identification checks are undertaken for all parties purchasing/leasing property. Before a business relationship can be formed we will request proof of identification for the purchasing/ leasing entity.

**Viewing:**

Strictly by appointment with the sole agents:

**Harris Lamb**  
**75-76 Francis Road**  
**Edgbaston**  
**Birmingham**  
**B16 8SP**

**Tel: 0121 455 9455**

**Fax: 0121 455 6595**

**Contact: Thomas Morley**

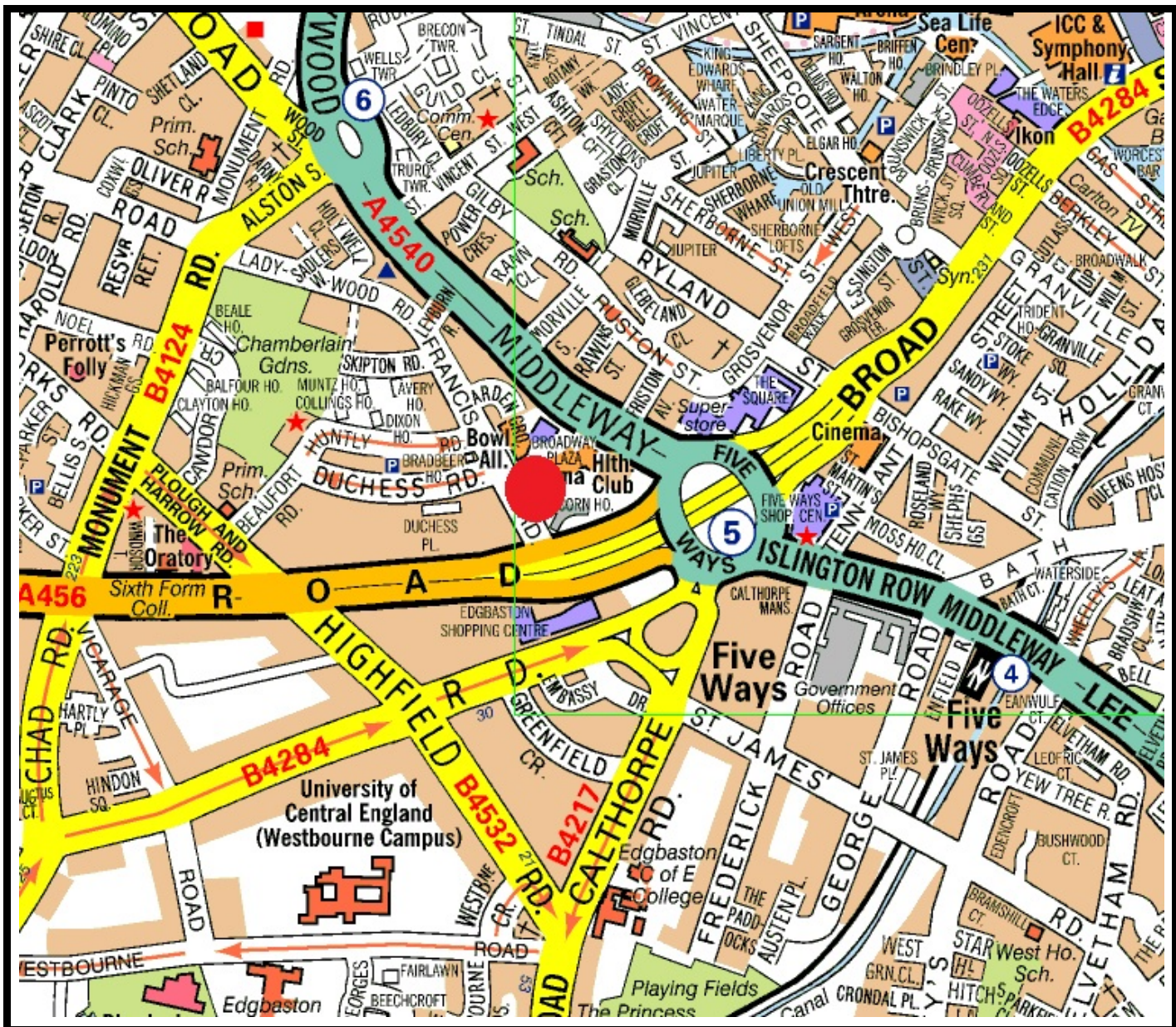
**Email: thomas.morley@harrislamb.com**

**Ref: G5979**

**Date: October 2018**

**Subject To Contract**





71 Francis Road  
 Edgbaston  
 Birmingham  
 B16 8SP



Not to Scale  
 For identification purposes  
 only.

**harrislamb**  
 PROPERTY CONSULTANCY