

TO LET

**FACET ROAD
KINGS NORTON
BIRMINGHAM**



**MODERN OFFICES / MEDICAL CLINIC
NIA: 14,406 SQ FT (1,338 SQ M)**

**CURRENTLY FITTED OUT AS A RENAL CLINIC WITH
ASSOCIATED OFFICES AND STORES**

SUITABLE FOR ALTERNATIVE USES (STP)

UP TO 32 DEDICATED CAR PARKING SPACES

**COMBINATION OF OPEN PLAN AND CELLULAR
ACCOMMODATION**

SAT NAV: B38 9PT

Property Particulars

**Geo
Hallam &
Sons**

**0115 958 0301
www.geohallam.co.uk**

LOCATION

The subject premises form part of the establish industrial estate situated in the centre of Kings Norton on Facet Road. The property is in close proximity to the A441 (Redditch Road) which is accessed via Ardath Road and Worth Road.

The nearest motorway junction is Junction 2 of the M42 which is approximately 5 miles south of the premises.

DESCRIPTION

The premises comprise a three bay former warehouse located fronting Facet Road. The property is of brick construction and refurbishment was completed in 2005 to include the following:

- New metal over clad roof
- New powder coated aluminium window frames
- Overhauling of all gutters

Internally the property is currently laid out to provide offices within one of the bays on the corner of Facet Road and Ardath Road providing the following specification:

- Carpeting throughout
- Suspended ceilings incorporating LG7 lighting
- Comfort cooling throughout
- Mixture of perimeter plug points and perimeter trunking
- Gas central heating
- Male, female and disabled w/c facilities
- Aluminium frame double glazing
- Kitchenette

The remaining two bays were fitted out in 2005 as a renal dialysis clinic and the fit out remains in place although the two bays are not being occupied at present and is currently used as over flow storage.

CAR PARKING

Externally there are 12 marked car parking spaces accessed off Facet Road, shown edged and hatched blue on the plan attached.

There is also a yard which can provide a further 20 car parking spaces, shown edged and hatched red on the plan attached.

ACCOMMODATION

| Description | sq ft | sq m |
|--------------|---------------|----------------|
| Offices | 5,630 | 523 |
| Clinic | 8,776 | 815.4 |
| TOTAL | 14,406 | 1,338.4 |

Floor plans are available from the Agents upon request.

TENURE

The property is available Leasehold on terms to be agreed.

QUOTING RENT

On Application.

PLANNING

The property has an existing planning permission for use as Offices under Class D1 (Non-Residential Institution). Alternative uses may be permitted although interested parties are advised to make their own enquiries of Birmingham City Council.

BUSINESS RATES

From our enquiries of Birmingham City Council we understand that the property is assessed as follows:

Local Authority: Birmingham City Council
Rateable Value: £40,500
Description: Dialysis & Training Centre

SERVICES

We are advised that mains electricity, gas, water and drainage are connected to the premises.

VAT

All sums are quoted exclusive of VAT if applicable.

ENERGY PERFORMANCE CERTIFICATE

The property has an EPC Rating of D (93).

LEGAL COSTS

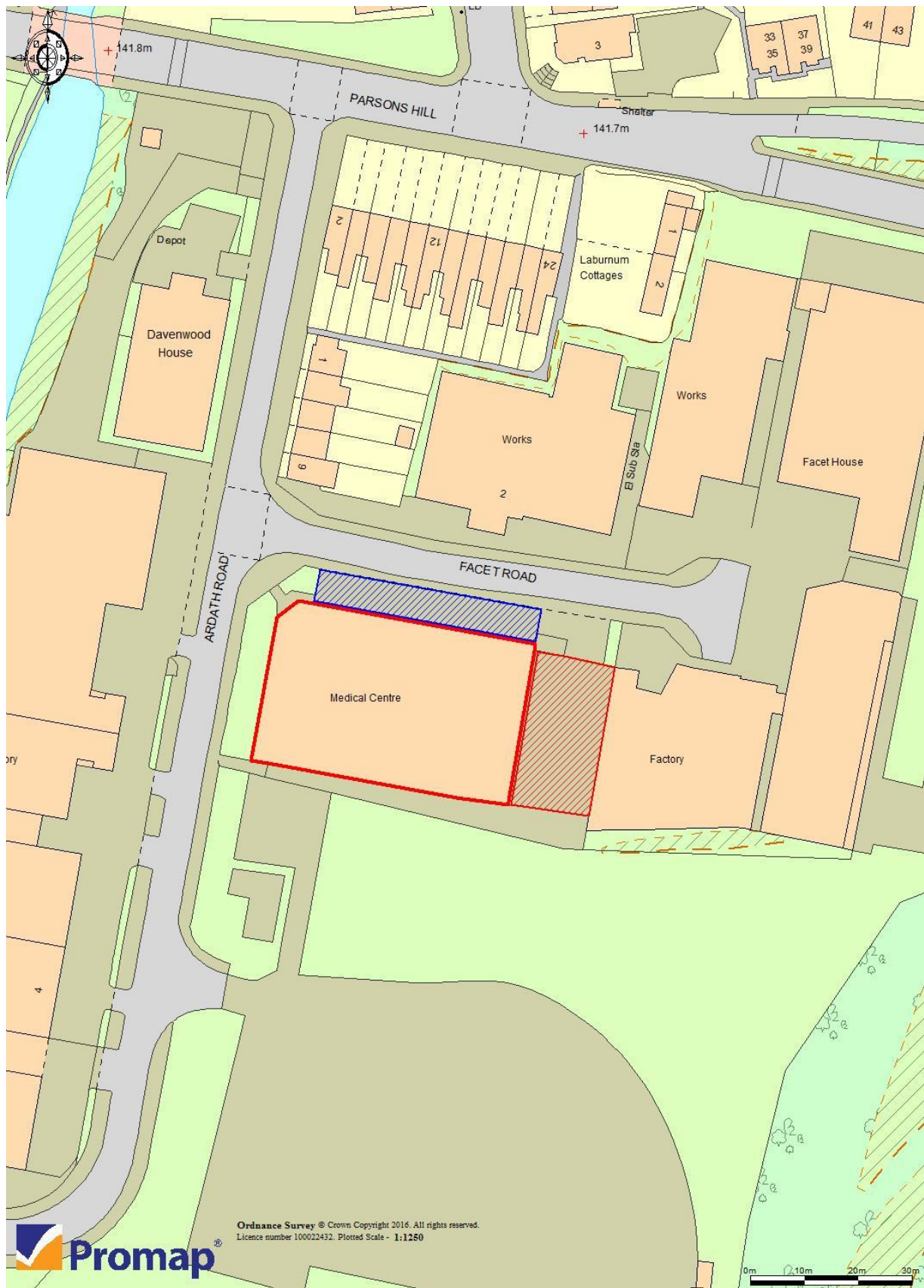
Each party will be responsible for their own legal costs involved in the transaction.

VIEWING

Strictly by appointment with the sole agent Geo. Hallam & Sons:

Contact: Giles Davis
Email: giles@geohallam.co.uk
Direct Tel: 01159 580 301

November 2016



**Geo
Hallam &
Sons**

0115 958 0301
www.geohallam.co.uk

Property Particulars

Chartered Surveyors

**24 Regent Street
Nottingham
NG1 5BQ**

**Tel : 0115 958 0301
Fax : 0115 950 3108**

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