



TO LET

Rokesley, Bristol Road, Selly Oak, Birmingham B29 6QF

SW

Sanderson
Weatherall



- Rent of £18,200 per annum, exclusive
- Self contained office premises
- Extending to approximately 1,655 sq ft (153.76 sq m), NIA.

Location:

The property is set back from the on the eastern side of Bristol Road (behind University of Birmingham premises), just south of its junction with Weoley Park Road in the Birmingham suburb of Selly Oak, situated approximately five miles south of Birmingham city centre.

The property can be found using the What3Words code: [///rewarding.slower.enhancement](#)

Description:

The property comprises a detached two storey office property of brick construction under a pitched clay tile roof. Windows are uPVC glazed units. Internally the property has carpet or vinyl floor coverings, plastered and painted ceiling and papered walls. Lighting is mostly ceiling mounted strip lights. Space heating is via gas a gas central heating system.

Accommodation provides an entrance lobby with disabled accessible style WC off, then four office rooms, kitchenette and additional WC on the ground floor. The first floor provides four additional office rooms, WC, kitchenette and storeroom.

There is a large single garage.

The office accommodation extends to a net internal area of approximately 1655 sq ft (153.76 sq m), with the garage providing an additional 16.79 sq m (181 sq ft).

There is a garden area surrounding the property, which is mostly laid to lawn. Additionally, there is tarmac surfaced driveway, providing car parking for up to approximately five cars.

**Assessment:**

The property is currently assessed for business rates with a rateable value of £10,600 *This figure is the assessment, not the rates payable*. A tenant may be able to claim some small business rates relief if applicable. We recommend that applicants confirm their rates payable with Birmingham City Council.

Energy Performance:

The property has an EPC rating of band C with a score of 68 points.

Use:

We understand the property has permission to be used for general business purposes under class E. Alternative uses considered, subject to planning.

Rent:

£18,200 per annum, exclusive, subject to contract.

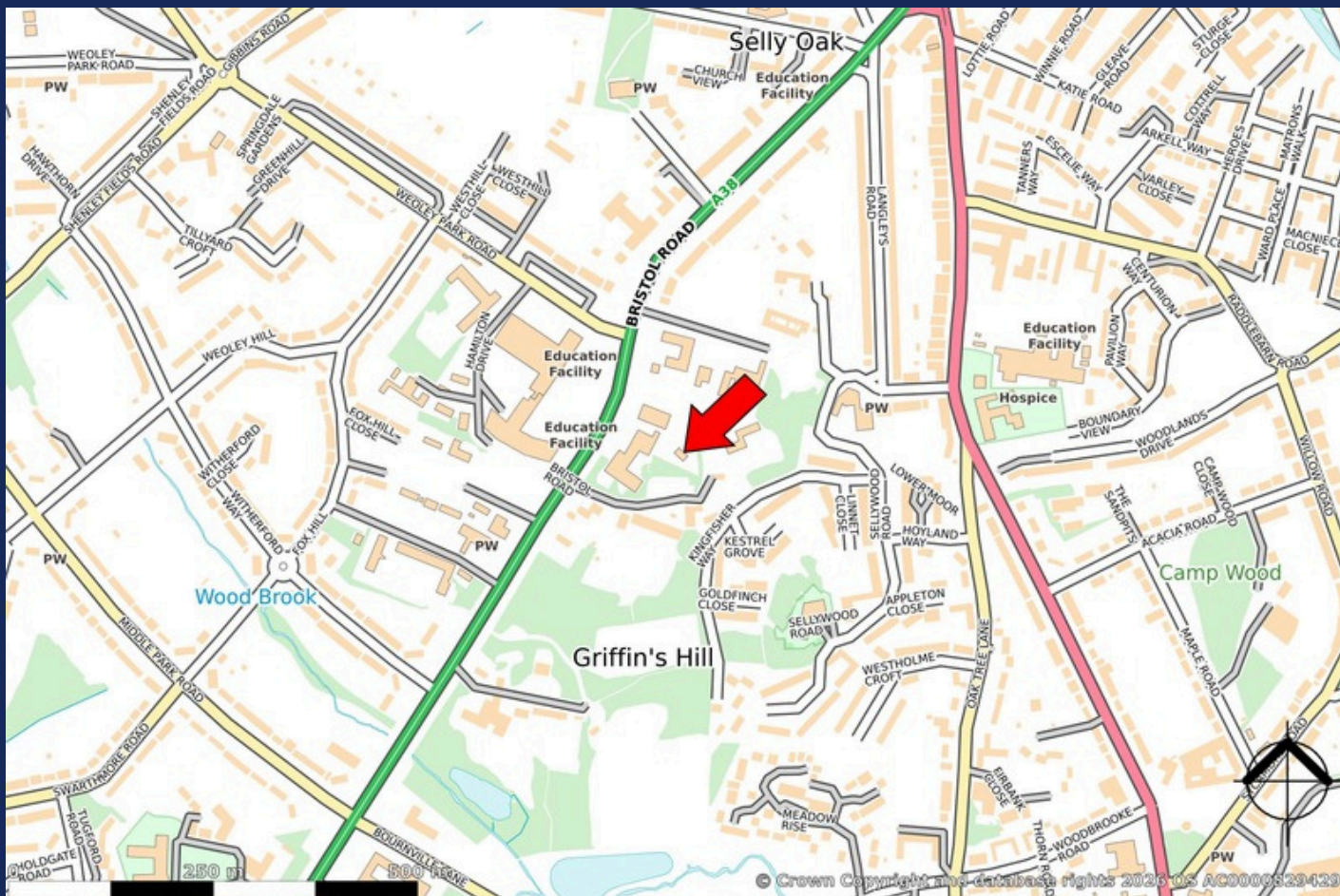
VAT:

The property is elected for VAT, which is payable in addition to the rent.

Lease:

The property is available to let for a minimum of five years, on a full repairing and insuring basis.

A rent deposit may be required, subject to references.



Viewings

Strictly by appointment with
the sole agents only.

Sanderson Weatherall LLP

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