

# TO LET

33 TAYLOR ROAD, KINGS HEATH, BIRMINGHAM, B13 0PG



## SUPERB CHARACTER OFFICES

- NIA 1613 SQ FT
- HIGH QUALITY FINISHES
- CONVENIENT LOCATION FOR CITY CENTRE AND M42
- 9 CAR PARKING SPACES
- AVAILABLE JANUARY 2020

**£23,500 PER ANNUM**  
(NO VAT)

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### LOCATION

The Property is conveniently situated just off Alcester Road South, approximately 2.5 miles south of Birmingham City Centre. Junction 3 of the M42 is only 2 miles to the south (mainly by dual carriageway).

Taylor Road is predominantly a well regarded residential road; however, the Property sits 200 ft from the Alcester Road, where all major amenities can be found including Tesco Express.

### DESCRIPTION

The property is conveniently situated just off Alcester Road South, approximately 2.5 miles south of Birmingham City Centre.

The Property comprises a detached former Edwardian two-storey house having been sympathetically converted to high quality office accommodations as follows:

#### Ground Floor

- Impressive Entrance Hallway
- 2 General Offices
- 2 Private Offices
- Under stairs Storage
- WC

#### First Floor

- Meeting Room
- 2 Further Private Offices
- Store Room
- Kitchenette
- WC

The total Net Internal Floor Area is 1,613 sq ft.

Outside there is a good sized car park providing parking for approximately 9 vehicles.

### RENT

£23,500 per annum

### RATEABLE VALUE

£14,500

### EPC

C – 74

### TENURE

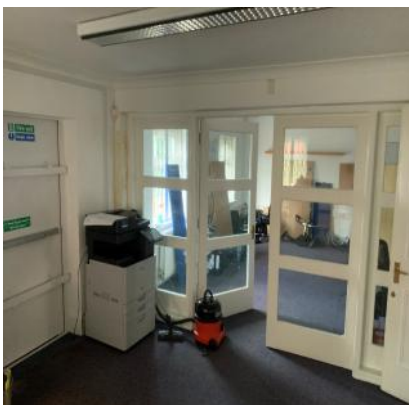
A new Business Lease for a term 3, 4 or 5 years

### PLANNING –

Currently office use, suitable for a variety of uses, subject to Planning Permission.

### VIEWING

Strictly by appointment with our office - 01527 584 242.



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