



£23,500 PER ANNUM (NO VAT)

1,613 SQ FT

33 Taylor Road

Birmingham, Warwickshire B13 0PG

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- **SUPERB CHARACTER OFFICES**
- **HIGH QUALITY FINISHES**
- **9 CAR PARKING SPACES**

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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

- **NET AREA 1613 SQ FT**
- **CONVENEINT LOCATION**
- **VERSATILE ACCOMMODATION**

- 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 of 2 or more years.

PLANNING

Currently Office Use - Suitable for a variety of uses, subject to planning.

VIEWING

Strictly by appointment with our office - 01527 584242

Area Map

