



FIRST FLOOR, GILL HOUSE, 140 HOLYHEAD ROAD,
HANDSWORTH, B21 0AA

TO LET OFFICE SUITE

SIZE
500 - 6,000 SQ FT

RENT
On application

Lease Terms

Available by way of a new Internal Repairing and Insuring lease for a term of years and rent review pattern to be agreed.

Junction 1 of M5 within one mile

Refurbished office accommodation

On site car parking

Manned reception

Location

The property benefits from direct access to Junction 1 of the M5 motorway via the A41 Holyhead Road. The A41 also provides a route to West Bromwich and Birmingham City Centre which are one mile West and four miles South East from the property respectively.

The property is well served by public transport with Hawthorns Train & Metro Station a short walk away and regular bus services in the immediate area.

Description

The property comprises a 2-story office building with reception on the ground floor. The available space is located at first floor level, accessed via stairs from the reception area and a further staircase leading from the rear car park. The stairs give access to a landing area with W.C.'s and kitchenette facilities. The office space benefits from glazed partitioning to part providing a range of smaller office suites with a further open plan office to the rear.

Accommodation

Net Internal Area (NIA) 500 – 6,000 sq ft

Rent

On application.

Service Charge

A service charge is to be paid by the Tenant to cover the cost of communal areas and maintenance of the building.

Services

We understand that mains, water, drainage, gas and electricity are connected or available. Interested parties are advised to check this position with their advisors / contractors.

Lease Terms

Available by way of a new full repairing and insuring lease on a term to be agreed. The lease will be outside the security provisions of The Landlord and Tenant Act 1954.

Rates

Currently awaiting reassessment.

V.A.T.

All figures quoted do not include VAT which may be payable at the current prevailing rate.

Energy Performance Certificate

C-65. Certificate available upon request.

Viewing

Via the agents as follows:

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COMMERCIAL PROPERTY CONSULTANTS



