

OFFICE | TO LET



FIRST & SECOND FLOOR, 28 THE GREEN, KINGS NORTON, BIRMINGHAM, B38 8SD

2,150 SQ FT (199.74 SQ M)

SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

Office Premises Arranged Over First And Second Floors in the Heart of Kings Norton, with the Added Benefit of Secure Car Parking

- Mixture of Open Plan and Cellular Spaces
 - LED Lighting
 - Perimeter Power and Data
 - Car Parking
 - Central Heating
 - Security System
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DESCRIPTION

The property comprises a prominent self-contained office building arranged over three levels with front pedestrian and rear access from the car park via an elevated patio area.

The first floor provides a large open plan office and two partitioned offices with toilets off the central hallway.

The second floor provides two large interconnecting offices used for meeting space and boardroom.

The offices have been fitted to a good standard and provide carpet tiled flooring, suspended ceiling with inset LED lighting, perimeter power and data and central heating.

Car parking is provided to the rear of the property.

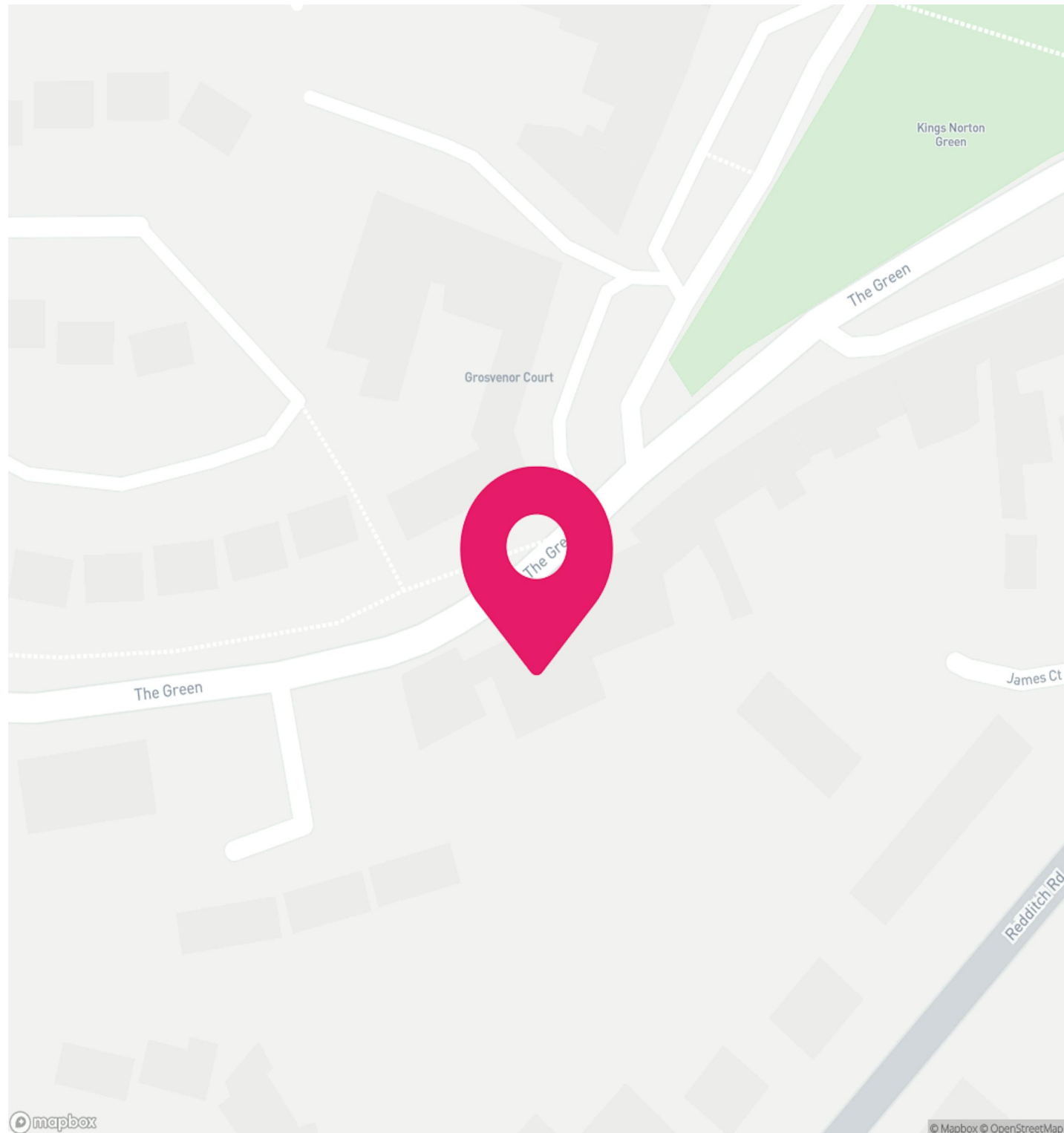


LOCATION

The property is situated on The Green in Kings Norton and within close proximity to the Pershore Road South (A441).

The location is only 6 miles south of Birmingham City Centre and 5 miles north of Junction 2 of the M42, providing easy access to the M5, M6 and M40 and the wider national motorway network.

Birmingham New Street and Birmingham International Rail Stations are within 5 and 10 miles respectively while Kings Norton station is within walking distance and provides local train services to Redditch and Birmingham City Centre.



BIRMINGHAM

The ideal place to work, where opportunity meets innovation!

Dynamic city centre: Immerse yourself in a vibrant hub boasting fabulous shops, diverse restaurants, and vibrant street entertainment. Explore stunning architecture and enjoy easy access to all amenities, fostering a productive and inspiring work environment.

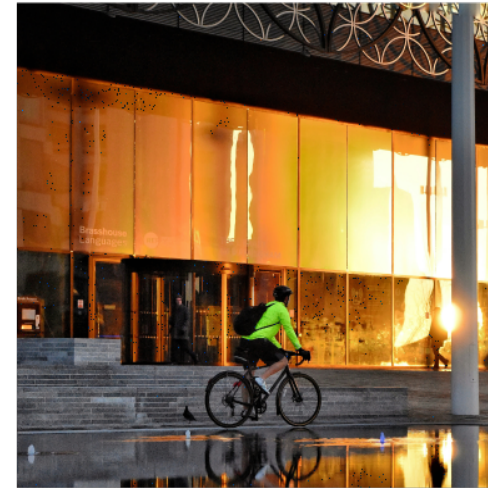
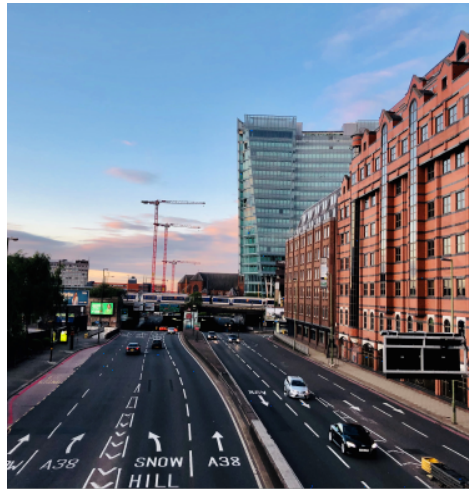
Effortless connectivity: Reach Birmingham Airport swiftly via the free Air-Rail Link, connecting directly to Birmingham International Railway Station. From there, frequent ten-minute trains to Birmingham New Street station provide seamless access to your workplace.

Central location, global reach: A strategic location offers quick train connections:

- Solihull: 8 mins
- Coventry: 20 mins
- London: 1 hr 15 mins
- Manchester: 1 hr 27 mins
- Cardiff: 1 hr 50 mins

Endless amenities: Indulge in diverse dining options, cultural richness, premier shopping, lively bars, exciting events, activities, and green spaces – all within Birmingham's city centre.

Join us in Birmingham: Experience a city where work-life balance thrives and opportunities abound. Birmingham awaits – where your professional journey begins!





RENTAL

The property is available to let on a new lease with length to be agreed at £22,000 per annum exclusive.

SERVICE CHARGE

A small service charge is levied to cover the cost of maintenance of common areas, common parts utilities, external landscaping and waste management.

BUSINESS RATES

Interested parties are advised to make their own enquiries to Birmingham City Council.

VAT

All prices quoted are exclusive of VAT which may be payable.

SERVICES

We are advised all main services are connected to include mains gas, water and electricity.

The agent has not checked and does not accept responsibility for any of the services within this property and would suggest that any in-going tenant or occupier satisfies themselves in this regard.

LEGAL COSTS

Each party are to be responsible for their own legal costs incurred during this transaction.

ENERGY PERFORMANCE CERTIFICATE

Available upon request from the agent

AVAILABILITY

The property is available immediately upon completion of legal formalities.

VIEWING

Strictly via the sole agent Siddall Jones.

LEASE

The property is available to let on a new lease with length to be agreed.

ANTI MONEY LAUNDERING

The successful applicant will be required to provide two forms of ID and proof/source of funds, to satisfy anti-money laundering protocols.

VIEWINGS

Viewings are strictly via the letting agent Siddall Jones.

CONTACT



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