

Property Consultants



Crosthwaite
COMMERCIAL

T 0114 272 3888

Hawk Works, 105A Mary Street, Sheffield S1 4RT

To Let

1-5 Westley Road, Acocks Green, Birmingham B27 7UQ



- **Prominent Location with Excellent Visibility**
- **In the Popular Suburb Acocks Green**
- **Office or Retail Space**
- **1,519 sq ft (141.14 sq m)**

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LOCATION

The building is located on Westley Road, on the roundabout, at its junction with the Warwick Road (A41) in the Acocks Green suburb of Birmingham.

Acocks Green itself is a popular area which is the home of a number of operators including Morrisons, Wilko, McDonalds, Barclays and a variety of local businesses.

Birmingham city centre is located approximately three miles to the north west, while Solihull is located approximately three miles to the south east.

The building occupies a prominent corner position with excellent visibility.

DESCRIPTION

The available accommodation comprises of a ground floor reception area / potential retail space with offices on the first floor. There are full height windows offering excellent visibility and signage opportunities. The unit is mostly suited to be used as offices but it could work as a small retail unit with office space above.

The ground floor is currently arranged as a reception area, main sales / office area, two private offices and male and female WC's to the rear. The space can be made completely open plan by removing the demountable partitioning.

The first floor is arranged as a number of private offices / meeting rooms with a small kitchen. Again, the space can be made open plan.

ACCOMMODATION

(All net areas are approximate)

Ground Floor	552 sq ft	51.3 sq m
First Floor	967 sq ft	89.9 sq m
Total	1,519 sq ft	141.2 sq m



LEASE

A new lease is available directly from the landlord for a term by arrangement.

RENT

£17,500 per annum exclusive.

VAT

If applicable, VAT is to be paid at the prevailing rate.

RATING

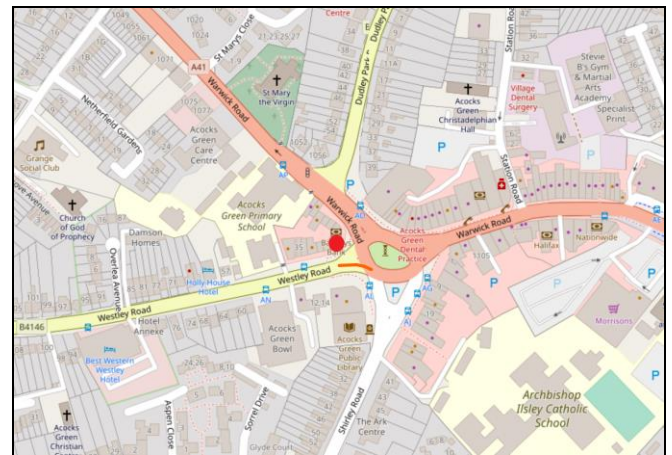
The unit is rated as Shop and Premises with a 2017 RV of £17,500.

ENERGY PERFORMANCE CERTIFICATE

Certificate available on request.

LEGAL COSTS

Each party are to be responsible for the payment of their own legal costs in connection with this transaction.



VIEWING ARRANGEMENTS

Viewing arrangements, and any further information, can be obtained from the sole agent detailed below.

Tom Shelton - Crosthwaite Commercial

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SUBJECT TO CONTRACT AND AVAILABILITY
Updated November 2021