

Salford Street | B6 7SH

£750 per month



VIRDEE

235-237 Rookery Road | B21 9PU
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The property is a handsome two storey building with modern internal features, exposed walls, meeting rooms and fitted kitchens, washrooms to both floors. Air conditioning to main offices. Immediately available to let. 1,500 sq ft GIA. Parking is on street. EPC rating C52



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Location

Unit N, Salford Way, Salford Industrial Estate, Birmingham is situated close to the north east of the city very close to Junction 6 of the M6 motorway, and Aston railway station.

Description

Two storey office building comprising of entrance hall. Door to main communal meeting room, access to, second meeting room, kitchen, washroom and storage rooms to the ground floor. Stairs from hall leading to first floor, having communal meeting room, access to three further meeting rooms, kitchen, washroom and storage room. 1,500 sq ft GIA. Parking is on street.

Ground Floor

Communal Meeting & Reception Room

26 feet 7 inches x 12 foot

Having several spotlights, two panelled radiators and fitted carpet. Access to;

Meeting Room

16 feet 5 inches x 12 feet 6 inches

To the front of the property, having several spotlights, panelled radiator, air conditioning unit, fitted carpet and a double glazed window to the side elevation. Access to;

Storage Room

4 feet 8 inches x 5 feet 5 inches

Having a ceiling light point and fitted carpet.

Kitchen

6 feet 1 inch x 5 feet 4 inches

Having spotlights, heated towel rail, base units with worktop over, stainless steel sink with mixer tap over and fitted carpet.

Storage Room

5 foot x 6 feet 9 inches

To the rear of the property, having a ceiling light point, panelled radiator and concrete flooring.

W.C.

6 feet 11 inches x 3 feet 8 inches

Having spotlights, heated towel rail, hand wash basin, ceramic splash back wall tiles and tiled flooring.

First Floor

Landing

Having two ceiling light points, panelled radiator, fitted carpet and a double glazed window to the side elevation. Access to;

Storage Room

3 feet 8 inches x 3 feet 6 inches

Having a ceiling light point and wooden flooring.

W.C.

4 feet 3 inches x 7 feet 2 inches

Having spotlights, heated towel rail, hand wash basin, ceramic splash back wall tiles and tiled flooring.

Communal Meeting Room

18 feet 2 inches x 12 feet 3 inches

Having several spotlights, two panelled radiators, air conditioning unit, oak flooring, and double glazed windows to the side elevation. Access to;

Kitchen

6 feet 5 inches x 9 feet 6 inches

To the front of the property, having spotlights, heated towel rail, base units with worktop over, stainless steel sink with mixer tap over, ceramic splash back wall tiles, vinyl flooring and double glazed windows to the front and side elevations.

Meeting Room

16 feet 4 inches x 12 feet 9 inches

Having spotlights and two ceiling light points, panelled radiator, fitted carpet and a double glazed window to the side elevation.

Meeting Room

6 feet 3 inches x 11 feet 2 inches

Having a ceiling light point, panelled radiator, fitted carpet and a double glazed window to the front elevation.

Meeting Room

10 feet 9 inches x 12 feet 8 inches

To the rear of the property, having several spotlights and a ceiling light point, panelled radiator, air conditioning unit, oak flooring and a upvc door.

Tenure

New Lease

Services

All mains services are understood to be available.

Legal Costs

Each party to be responsible for their own legal costs.

Agency Fee

£500 plus VAT

Vat

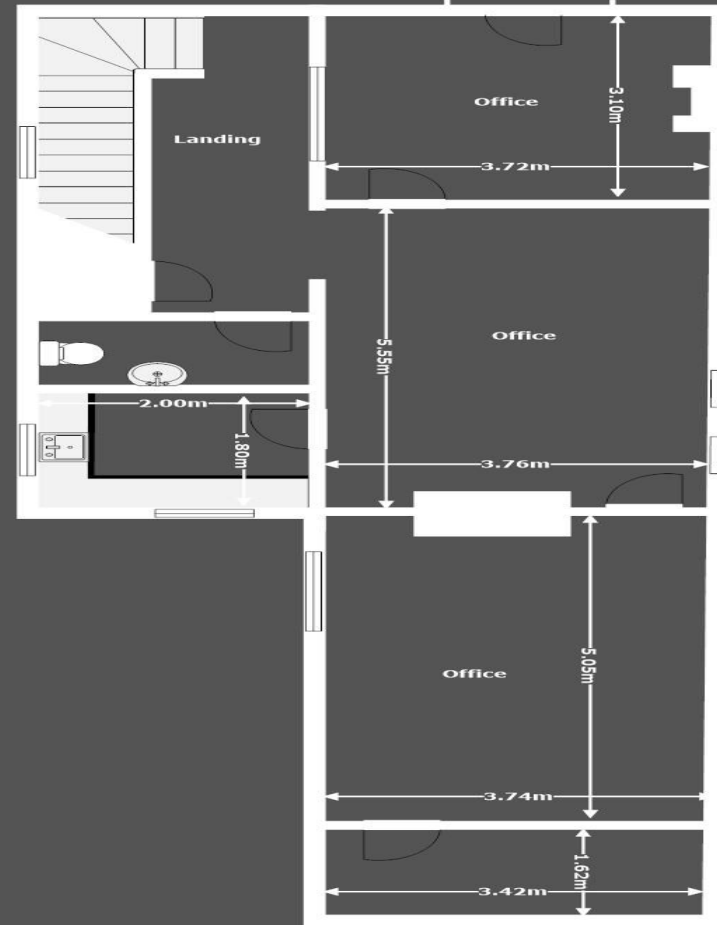
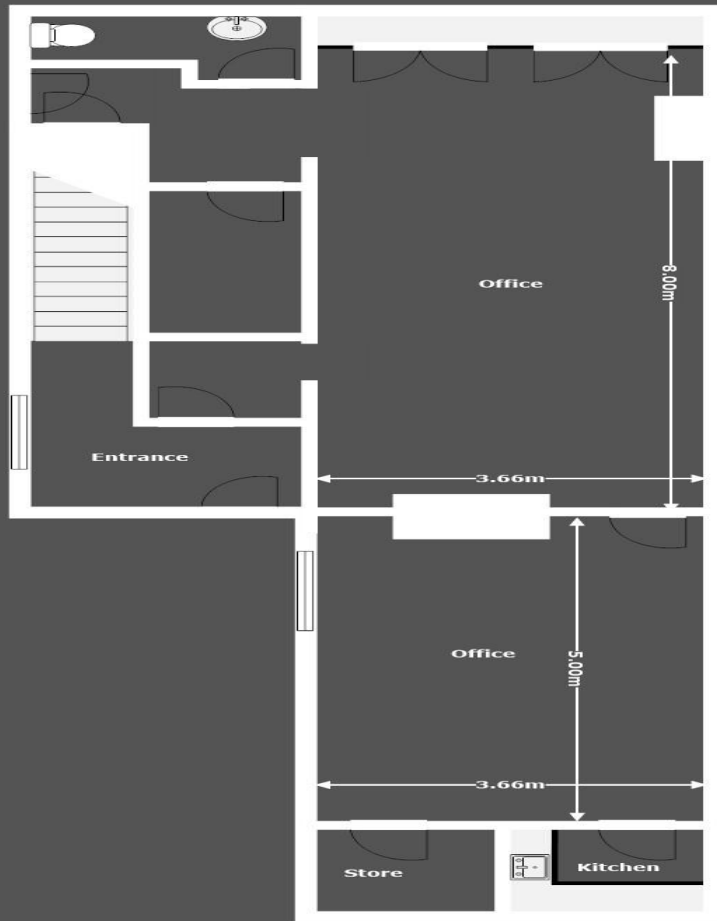
To be advised

Business Rates

To be advised

Viewing

Strictly by prior appointment with Virdee Estates



Floor Plan Disclaimer: This floor plan is provided as a guide to room layout only, and is not to scale. All measurements and floor plan details are for information purposes only, and do not form any part of offer or contract. We make no warranties or representations, express or implied, as to the accuracy of this rendering. Independent property size verification is recommended.

This floor plan was provided by www.EPCfloorplanBirmingham.co.uk

IMPORTANT NOTICE:

In accordance with the property misdescriptions act 1991 these details, photographs and floor plans have been prepared in good faith and as a general guide not a statement of fact. Neither do they constitute part of an offer or contract. We have not carried out a survey and the services, appliances and specific fittings have not been tested. Measurements are approximate. We would recommend if there are any particular points that concern you these should be checked with a member of staff, especially if travelling some distance, before you leave to view a property.



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