

PRICE REDUCTION
SELF CONTAINED OFFICE BUILDING WITH CAR
PARKING & ANCILLARY STORAGE
696 SQ M (7,487 SQ FT)



Prominent location

Abundant car parking

Flexible
accommodation

Ancillary storage space

Jubilee House, 2-4 Wheelays Road & 10
Wheelays Road, Edgbaston, Birmingham,
B15 2LD

Freehold
Guide Price £975,000

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Location

Located in the popular business sector of Edgbaston to the south west of Birmingham City Centre adjacent to the A4540, Birmingham middle ring road and Fiveways railway station.

Description

The property principally comprises a three storey purpose built office block with lower ground floor work rooms constructed circa late 1960's/early 1970's. The accommodation is essentially open plan around a stair core in which male and female toilet accommodation is provided. The office accommodation has been subdivided by the previous occupiers to provide a number of private meeting rooms together with some common open plan areas.

In addition the property includes 10 Wheelleys Road, a two storey Victorian former dwelling house with basement and attic space now offering additional storage accommodation.

Externally the premises benefit from 29 car parking spaces located in a secure compound with automatic gates to Wheelleys Road. Interested parties should note that this amount of car parking is virtually twice the current Birmingham City standard for new office development in this location.

PLEASE NOTE THE PREMISIES HAVE BEEN EFFECTED INTERNALLY WITH WATER DAMAGE

Accommodation

	Sq m	Sq ft
<u>Jubilee House</u>		
Ground Floor	179	1,925
First Floor	179	1,925
Second Floor	182	1,955
Basement	<u>156</u>	<u>1,682</u>
Total	696	7,487
<u>10 Wheelleys Road</u>		
Ground Floor	31.88	343
First Floor	39.05	420
Attic	15.79	170
Basement	<u>Not measured</u>	
Total	86.72	933

Important notice

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Services

The property has the benefit of mains gas, water, electricity, and mains drainage. Whilst the premises are centrally heated none of the services or appliances have been tested and no warranty has been given as to their condition or use.

Tenure

Jubilee House is held Freehold under Title WM768460. 10 Wheelleys Road is held Freehold under Title WM604264. The property is being sold as a combined lot.

EPC

Available upon request.

Planning

Interested parties should make their own enquiries with Birmingham City Council (0121 303 1111) should they have any queries in relation to the current or any future planning status of the building.

We understand that 10 Wheelleys Road can only now be used as ancillary accommodation to Jubilee House as the former rear garden has now been incorporated into the main car park.

Outgoings

The property has a combined Rateable Value of £87,750 however parties should note that this is the sum of 34 individual assessments listed (car parking spaces individually assessed) and could be subject to variation under one assessment. The current uniform business rate for 2009/2010 is 48.0 pence per £1 Rateable Value.

VAT

Our figures are quoted exclusive of VAT, which may be applicable.

Price

The property is being marketed at a guide price of £975,000; subject to contract.

Legal Costs

Each party will be responsible for their own legal costs.

Viewing

Viewings can be arranged via prior appointment. Interested parties should be aware that block viewings may be conducted

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