



Office / Medical Space To Let

First Floor
30A Harborne Road
Birmingham
B15 3AA

Size
1,256 sq ft (116.68 sq m)

Rent
£25,000 per annum exclusive
(£19.90 psf)

Rates Payable
approx £7,500 per annum

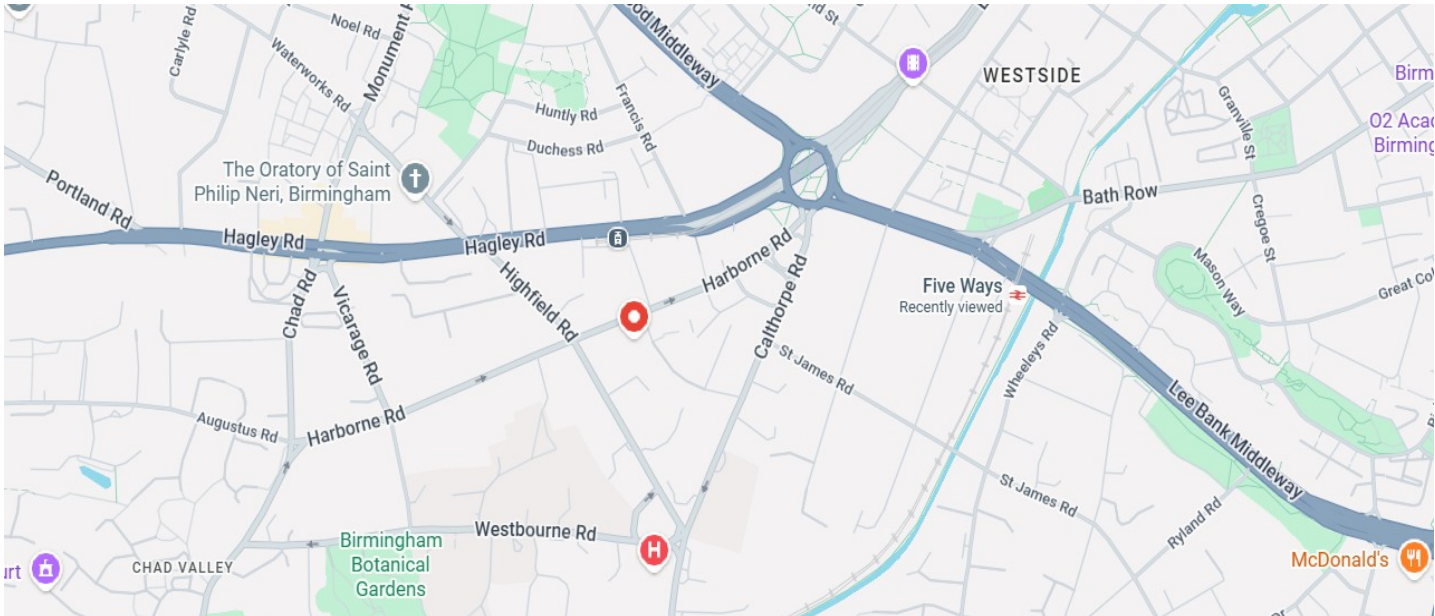
Service Charge
TBC

- Prestigious medical district
- Up to 2 Parking spaces
- Kitchenette
- Suitable for medical / office occupiers
- Use class E
- EPC B

OFFICE/MEDICAL SPACE TO LET

Location

A prime address in Birmingham’s premier medical suburb. 30A Harborne Road benefits from excellent transport links, the property offers quick access to the M5 and M6 via the A456, excellent local bus and Metro routes, and is just a 10-minute walk from Five Ways station (one stop to Birmingham New Street).



Description

The available suite sits on the first floor. The Mole Clinic are based on the ground floor who are market leading skin treatment operator. The first floor would be perfect for another medical company but all uses under use class E are also considered.

This office suite features a spacious open-plan working area with a separate meeting room and private office. Amenities include upto 2 parking spaces, WCs and kitchenette with a seating area.



Lease Terms

Available by way of sublease. The head lease is subject to Break options in 2031 and 2036 and expires 2041.

Floor Area

First	1,256 sq ft	116.68 sq m
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