



Offices at Halesfield House  
Aldridge Road Great Barr Birmingham B44 8NS

First Floor Office



990 Sq Ft  
(APPROX)



2  
SHARED



SHARED

Price

**£1,400.00 pcm**

  
**Thistle**  
estates



## PROPERTY OVERVIEW / LOCATION:

Located in the heart of Great Barr, this modern first-floor office space offers a bright, spacious, and well-appointed working environment. Designed for businesses seeking a professional yet comfortable setting, the office provides approximately 990 square feet of open-plan space with high-quality features and excellent transport links.

This office is ideally situated in a bustling commercial area, offering an array of amenities within easy reach: Shops & Supermarkets: Nearby convenience stores, supermarkets, and shopping facilities, including One Stop and Tesco Express. Cafés & Restaurants: A selection of eateries, including Costa Coffee, Greggs, and local independent cafés, providing ideal lunch and meeting spots. Fitness & Leisure: The area boasts several gyms and leisure centres, including a Pure Gym and the nearby Alexander Stadium. Banks & Post Offices: Essential business services available locally for convenience.

### Excellent Transport Links:

This prime office location offers superb connectivity:

**Road Access:** Situated near the A34 Walsall Road and A453 Aldridge Road, providing direct routes into Birmingham city centre and the wider West Midlands. **Public Transport:** Excellent bus services operate along Aldridge Road, offering frequent connections to Birmingham and surrounding areas.

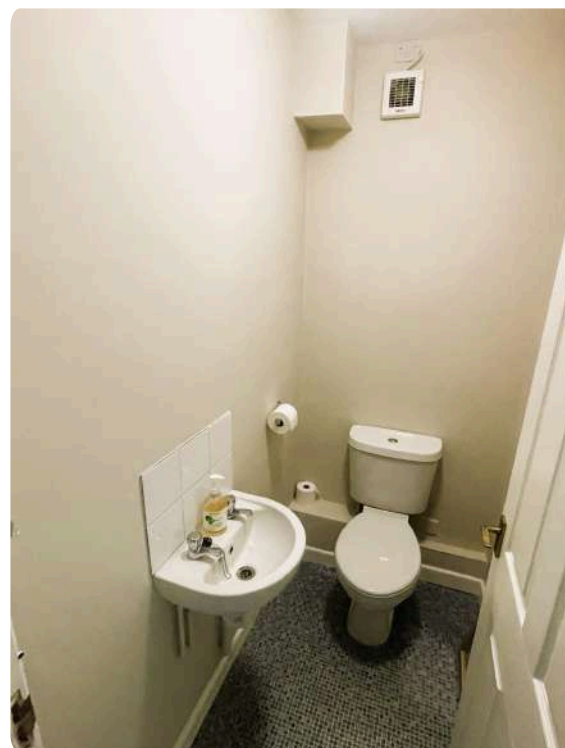
**Rail Access:** Perry Barr railway station is within easy reach, with regular services to Birmingham New Street and beyond. **Motorway Access:** Just a short drive to Junction 7 of the M6, making commuting easy for employees and clients.

## KEY FEATURES:

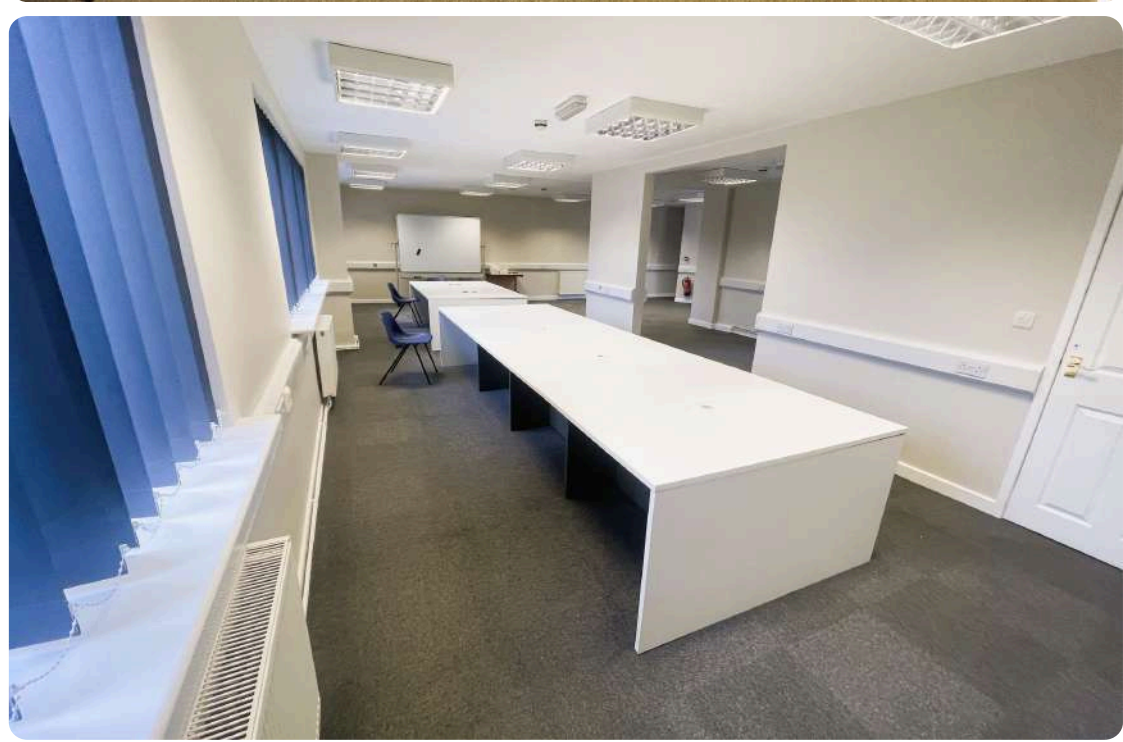
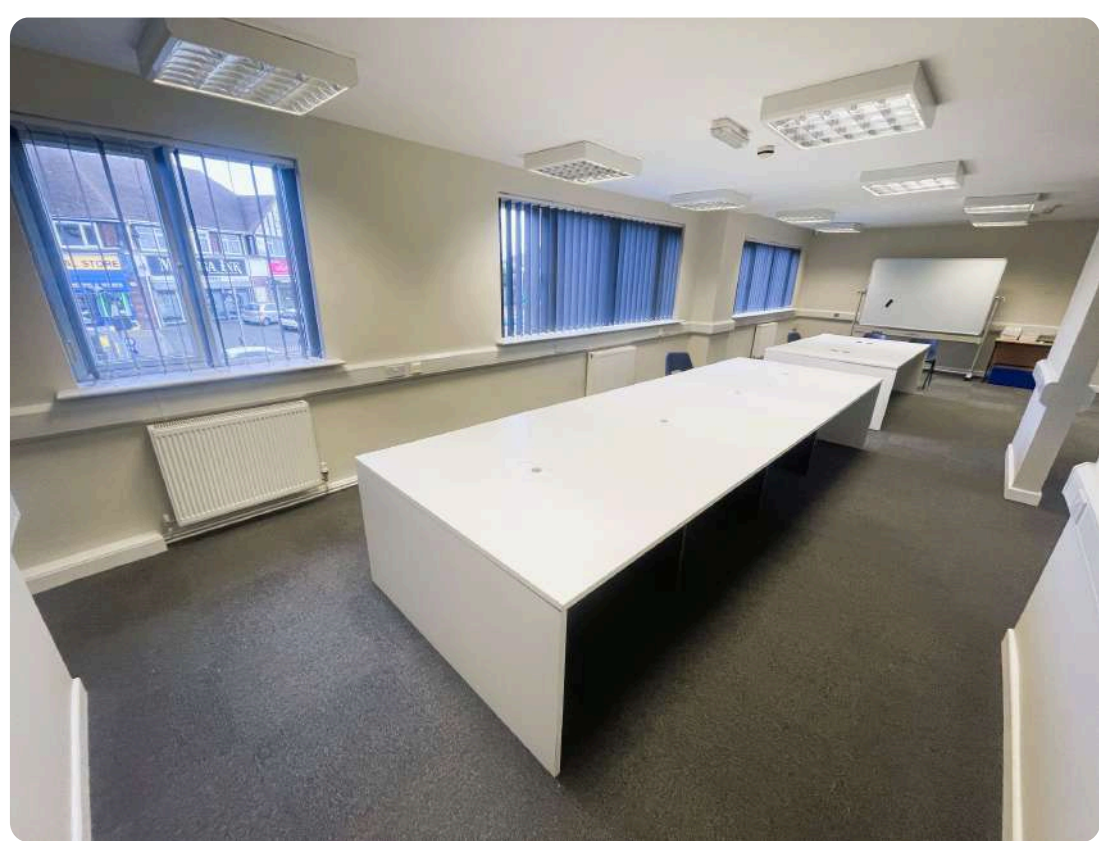
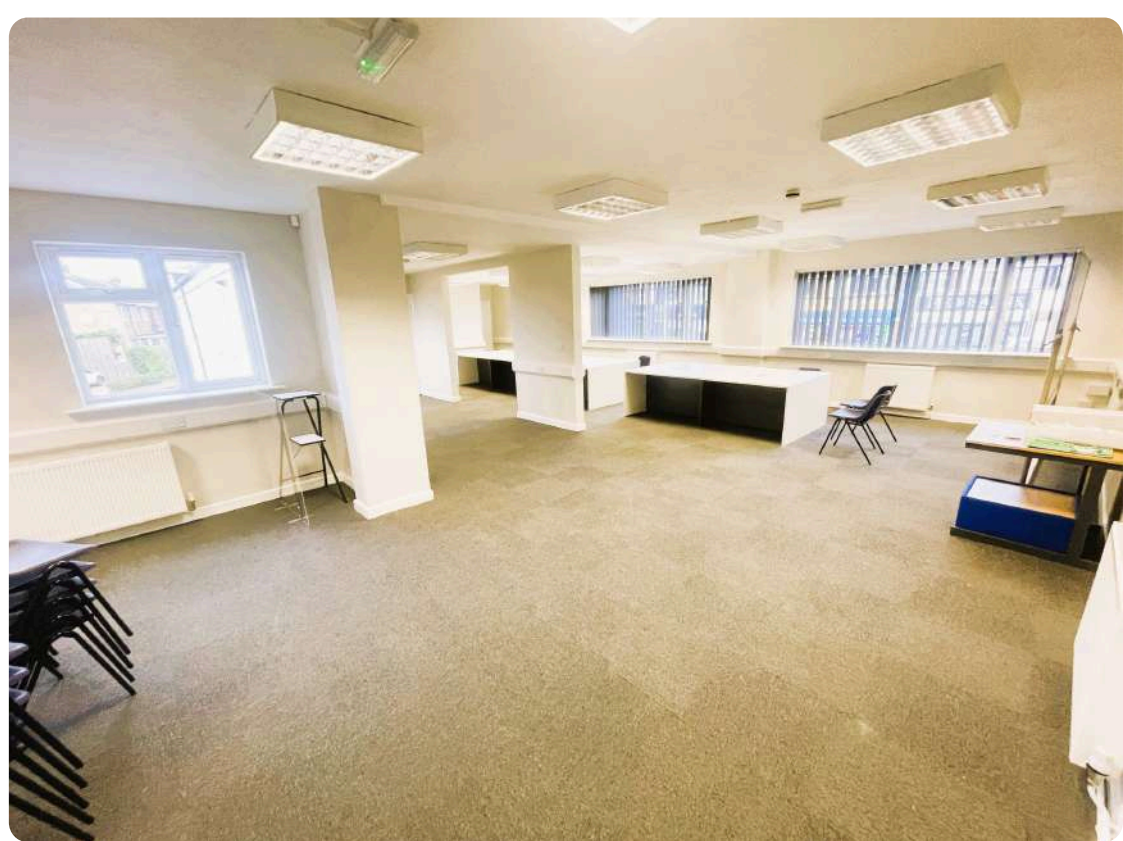
- Open-plan layout – versatile workspace suitable for a variety of business needs.
- Large double-glazed windows – providing an abundance of natural light and excellent insulation.
- Gas central heating – ensuring a warm and comfortable environment all year round.
- Allocated off-street parking – secure parking for staff and visitors.
- Communal kitchen and washrooms – shared facilities maintained to a high standard.
- Modern interior finish – creating a professional and contemporary office atmosphere.

## RENTAL DETAILS:

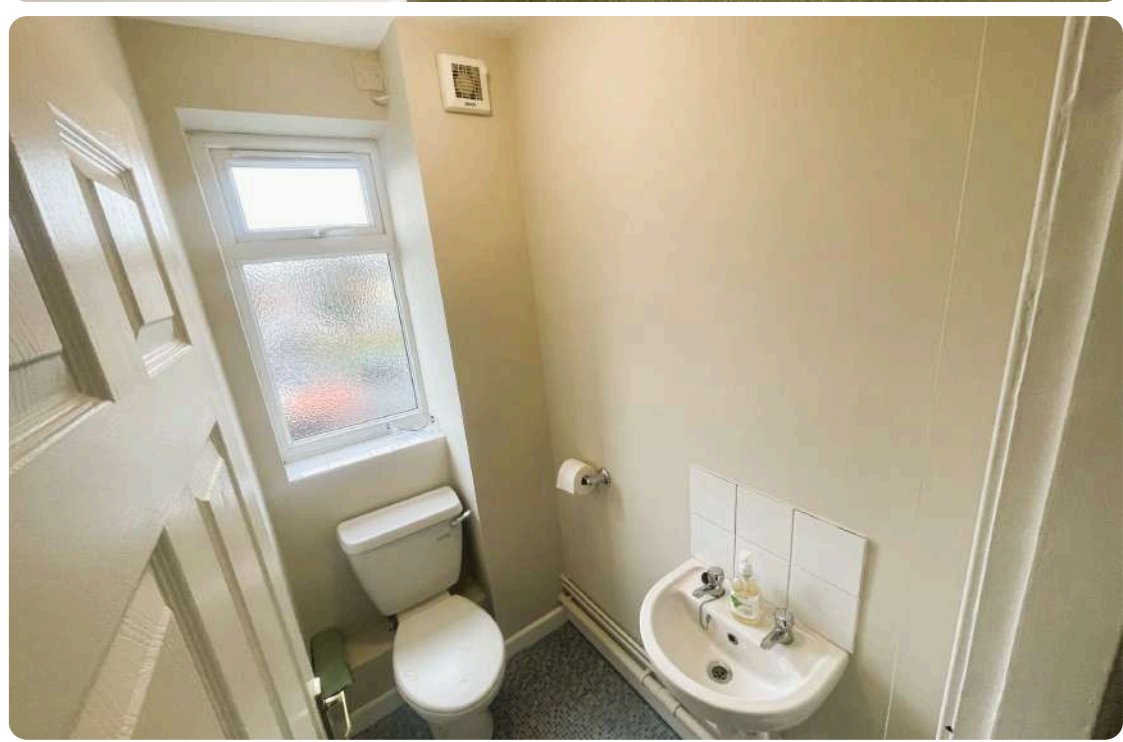
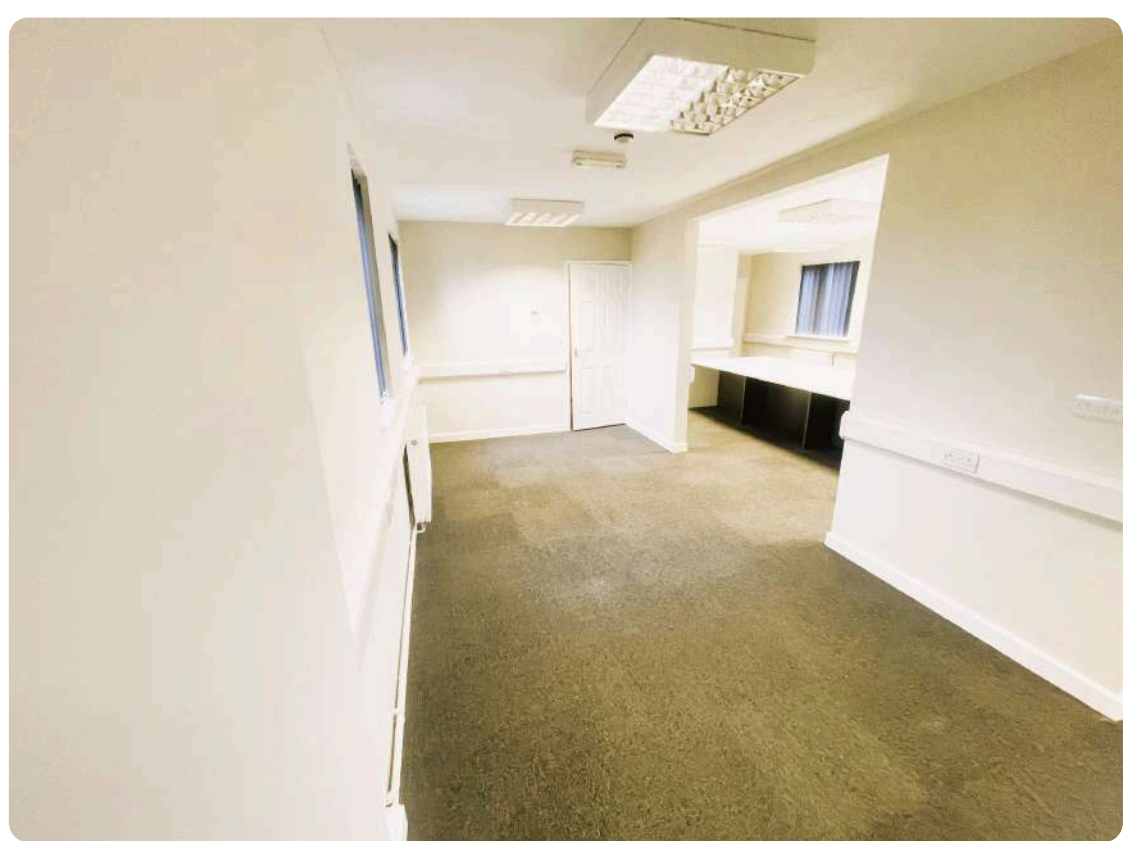
- Price: £1,400 per calendar month
- Lease Terms: Flexible lease agreements available
- Availability: Immediate occupancy













#### AGENTS NOTE:

We have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements and mileages quoted in these sales particulars are approximate. In line with The Money Laundering Regulations 2007 we are duty bound to carry out due diligence on all our clients to confirm their identity. Rather than traditional methods in which you would have to produce multiple utility bills and a photographic ID we use an electronic verification system. This system allows us to verify you from basic details using electronic data, however it is not a credit check of any kind so will have no effect on you or your credit history.

**FIXTURES AND FITTINGS:** All those items mentioned in these particulars by way of fixtures and fittings are deemed to be included in the sale price. Others, if any, are excluded. However, we would always advise that this is confirmed by the purchaser at the point of offer.

#### VIEWINGS & APPOINTMENTS

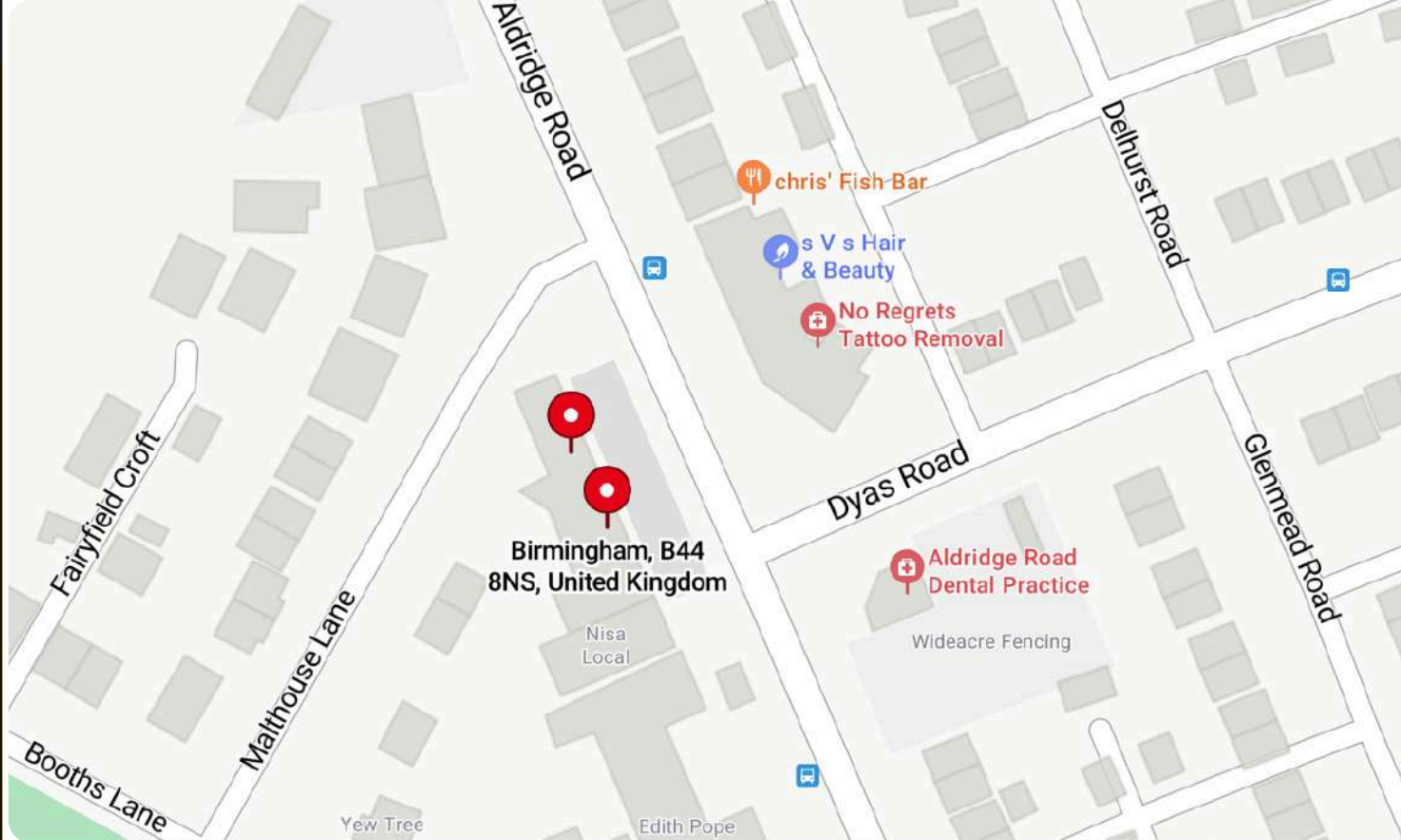
Book a viewing with Sole Agents Thistle Estates by phone or email: [0121 256 2561](tel:01212562561)  
[Enquiries@ThistleEstates.com](mailto:Enquiries@ThistleEstates.com)

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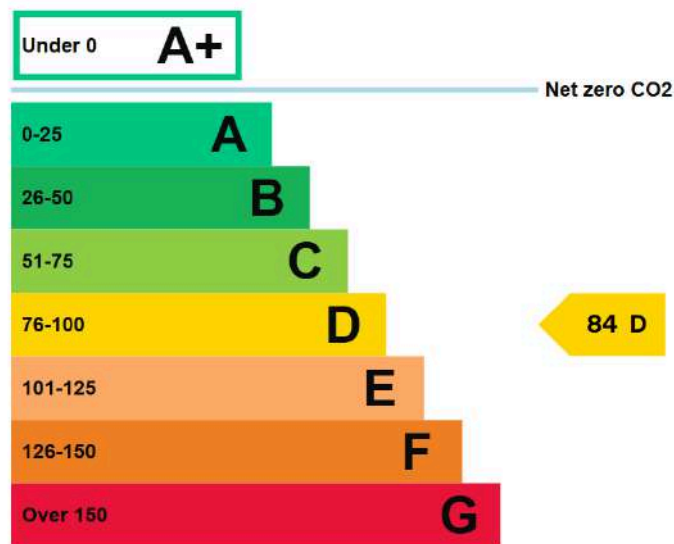
1A King Edward Road  
Moseley Birmingham B13 8HR

[Enquiries@ThistleEstates.com](mailto:Enquiries@ThistleEstates.com)  
**0121 256 2561**



### Energy rating and score

This property's energy rating is D.



#### Tenure:

Lease Terms: Flexible lease agreements available

#### Size:

Total Area  
(Approx) 990 Sq Ft

#### Services:

All mains services are connected to the property. However, it is advised that you confirm this at point of offer.

#### Local Authority:

Birmingham City Council

#### Business Rates:

TBC