



FLEXIBLE OFFICES TO LET

Union House, Union Drive, Sutton Coldfield, West Midlands, B73 5TN



119 - 1,618 SqFt (11.06 - 150.31 SqM) | £275.00 - £2,650 per calendar month

Key Features

- Excellent location within the vibrant Boldmere Retail area
- Neighbouring occupiers include Costa Coffee, Bishop Vesey Public House, Tesco Local and Sainsbury Local
- Competitive rental
- Close proximity to Sutton Coldfield Town Centre
- Flexible lease agreements



LOCATION

The property is located on Union Drive which leads off Boldmere Road close to its junction with Gate Lane. The premises are excellently situated within the prosperous and vibrant Boldmere Road retail area. The premises are located in close proximity to Sainsburys Local, William Hill, Costa Coffee and the Bishop Vesey Public House (Wetherspoons), together with a cross section of local and independent retailers.

DESCRIPTION

Union House is a two storey brick building with an entrance hall and offices across two floors. Each office benefits from double glazed windows and has it's own electricity supply.

Area	SqFt	SqM
Office 3	167	15.51
Office 6	168	15.61
Office 8 / 10	652	60.57
Office 11	166	15.42
Office 12	119	11.06
Office 14	174	16.16
Office 15	172	15.98
Total Floor Area	1,618	150.31

TERMS

The offices are available by way of an initial 6 month licence and monthly thereafter.

The tenant will be responsible for maintaining the office internally and the landlord will be responsible for cleaning the common areas, lighting and general up-keep of the external fabric of the building.

ASKING RENT

£275.00 - £2,650 PER CALENDAR MONTH

BUSINESS RATES

The tenant will be responsible for business rates. However businesses may benefit from 100% small business rates relief in 2024/2025. Interested parties are advised to make their own enquiries with the Local Authority (Birmingham) for verification purposes.

EPC

A copy of the EPC is available upon request.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in this transaction.

VAT

All figures quoted are exclusive of VAT, which we understand will be payable in this instance.

VIEWING

Strictly by prior appointment, please contact:



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