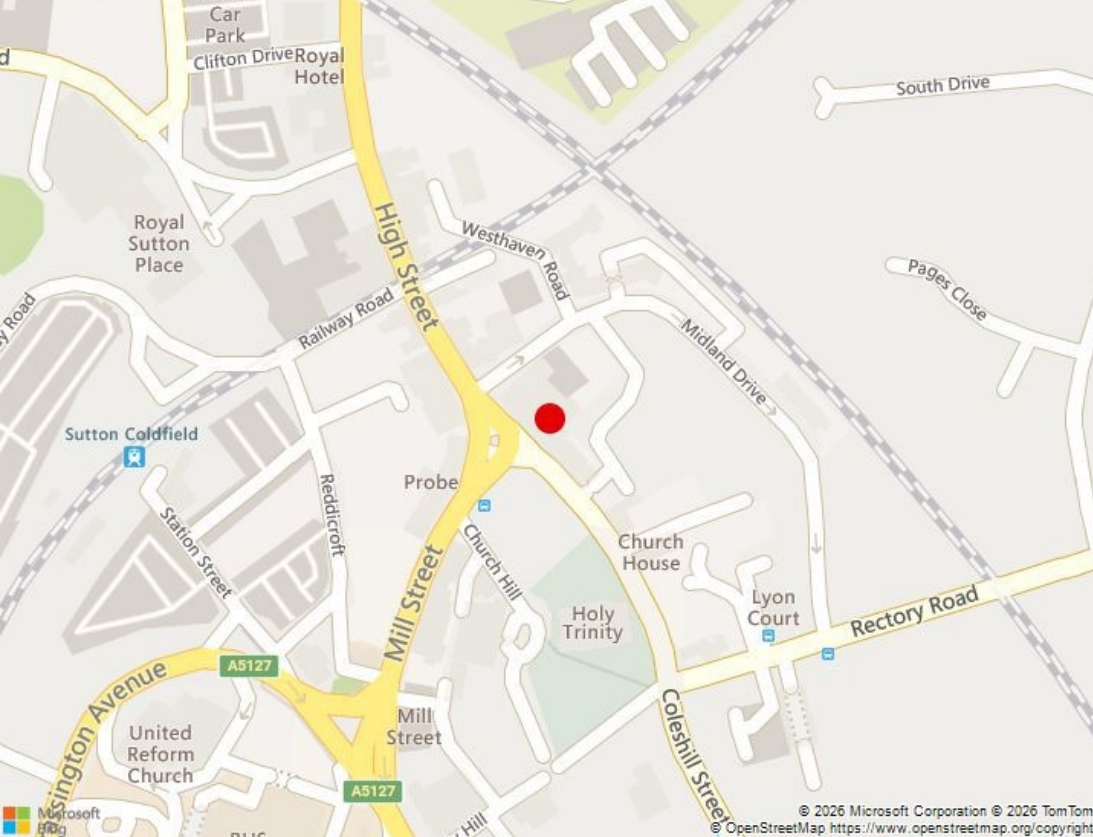


# SECOND FLOOR OFFICES TO LET

Second Floor, Estate House, 4-6 High Street, Sutton Coldfield, B72 1XA

685 SqFt (63.64 SqM) | £8,300 per annum exclusive





## KEY FEATURES

- Landmark office building in a prominent location
- Situated at the junction of High Street, Coleshill Street and Mill Street
- Recently decorated
- Above Connells to the ground floor and Quantrill's to the first floor
- One allocated car parking space
- Within walking distance from Sutton Coldfield town centre and the railway station

## LOCATION

The premises are situated on the busy Sutton Coldfield High Street, immediately adjacent to its junction with Coleshill Street. Only being a short walking distance away from the railway station and town centre, the premises provides direct access to Birmingham New Street. There are numerous bus routes that provide excellent connectivity to other northern Birmingham suburbs, Lichfield, Tamworth and other areas in Staffordshire.

## DESCRIPTION

The second floor suite is located within a landmark three-storey office building with shared access to the side. The recently decorated suite comprises four offices, together with a kitchenette and a WC, and benefits from gas central heating, ceiling-mounted fluorescent lighting, an alarm system and carpet tile coverings throughout.

| Area                    | SqFt       | SqM          |
|-------------------------|------------|--------------|
| Second Floor Offices    | 685        | 63.64        |
| <b>Total Floor Area</b> | <b>685</b> | <b>63.64</b> |



**Second Floor, Estate House, 4-6 High Street, Sutton Coldfield B72 1XA**



## TERMS

The premises are available by way of a new lease on terms to be agreed.

## ASKING RENT

£8,300 per annum exclusive

## EPC

Energy Performance Rating E-114. Certificate available on request.

## BUSINESS RATES

Rateable Value £4,600 obtained from the Valuation Office Rating List.

Please note that the Rateable Value will rise to £5,000 from 1 April 2026.

However, businesses may benefit from 100% small business rates relief in 2025/26 on this property. Interested parties are advised to make their own enquiries with the Local Authority (Birmingham) for verification purposes.

## MONEY LAUNDERING

In accordance with Anti Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful applicant.

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction.

## VAT

All figures quoted are exclusive of VAT which we understand will not be applicable.

## VIEWING

Strictly by prior appointment, please contact:



Daniel Woods  
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Mob: 07926 904587  
E: [daniel.woods@burleybrowne.co.uk](mailto:daniel.woods@burleybrowne.co.uk)



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**Second Floor, Estate House, 4-6 High Street, Sutton Coldfield B72 1XA**



0121 321 3441  
www.burleybrowne.co.uk



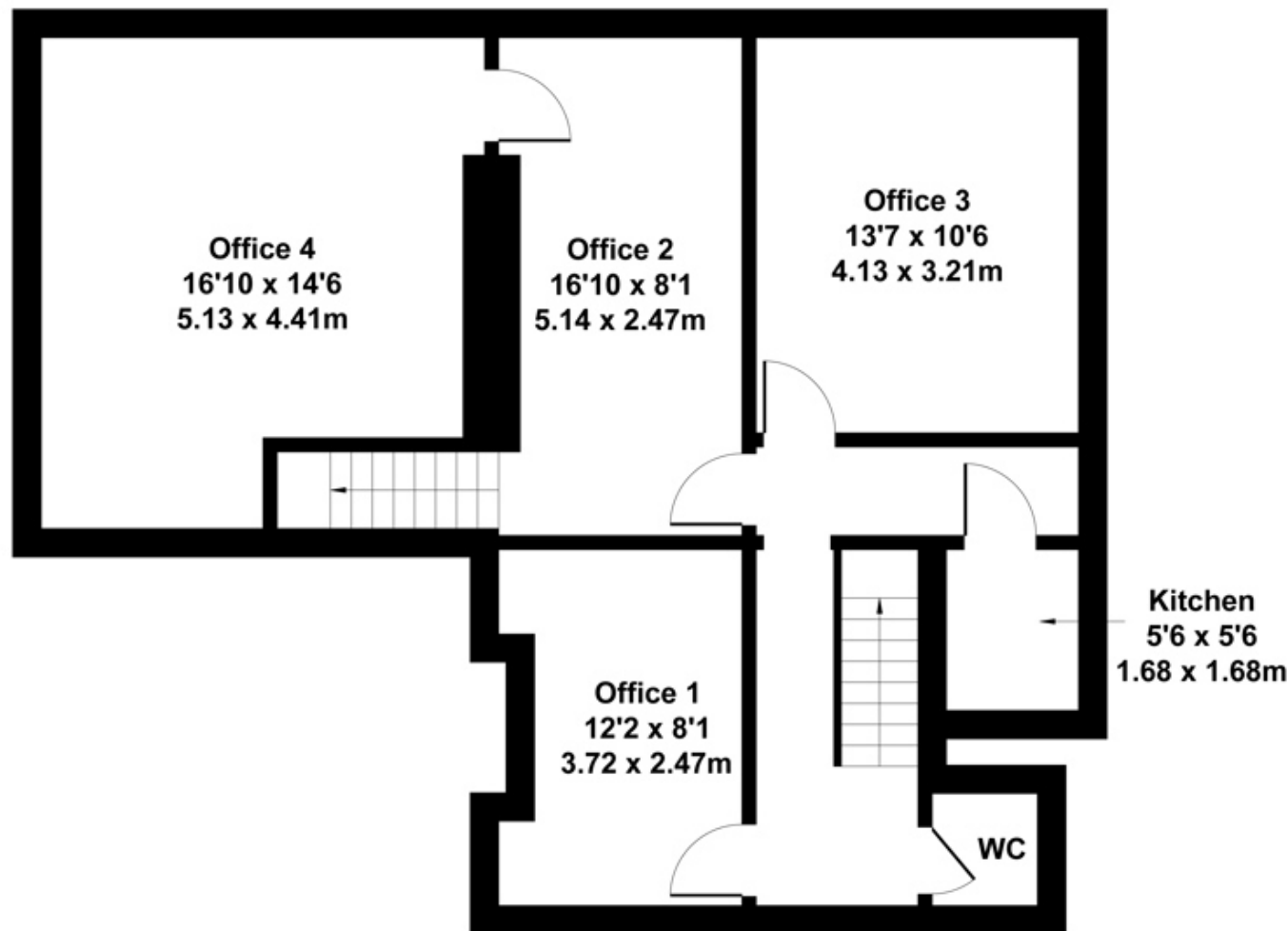
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Misrepresentation Act 1967. Unfair Contract Terms 1977. Consumer Protection Regulations under Unfair Trading Regulations 2008. The Business Protection Regulations from Misleading Marketing Regulations 2008.

# Second Floor, Estate House, 4-6 High Street, Sutton Coldfield

Approximate Gross Internal Area

615 sq ft - 57 sq m



Not to Scale. Produced by The Plan Portal 2026  
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