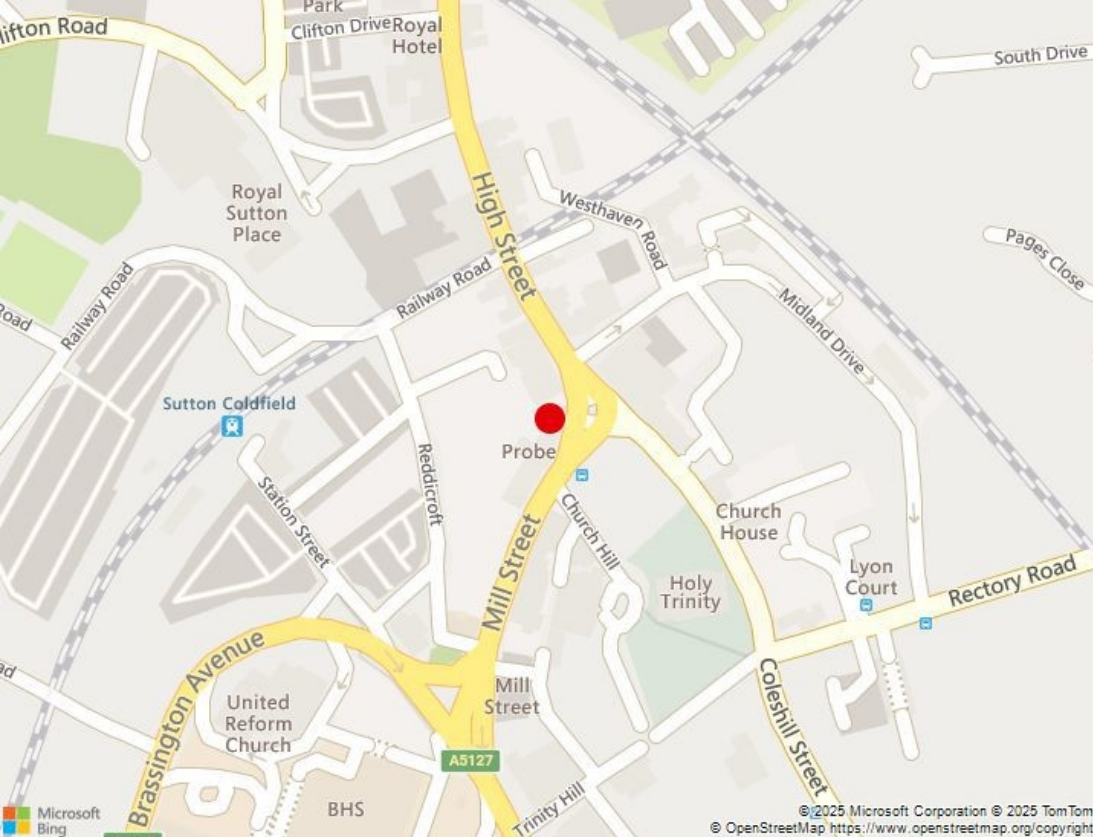


CENTRAL MODERN OFFICES TO LET

Second Floor, 5 Emmanuel Court, Reddicroft, Sutton Coldfield, B72 1TJ

753 SqFt (69.95 SqM) | £14.50 per sq ft pax





KEY FEATURES

- Allocated car parking spaces within the courtyard
- Located within heart of Sutton Coldfield town centre
- Excellent transport links
- New Lease

LOCATION

The premises is situated fronting Mill Street, at its junction with High Street and Coleshill Street, within the Emmanuel Court office development which is situated between Gracechurch Shopping Centre and the High Street commercial area. The Shopping Centre and Sutton Coldfield Railway Station are only a short walk away providing numerous facilities as well as regular train services on the cross-city line to Birmingham City Centre, Lichfield City Centre and Redditch.

DESCRIPTION

The premises are located within a modern three-storey self contained office building that can be accessed via both Mill Street and Emmanuel Court. The first floor premises, accessed via a shared ground floor lobby area, offers an open plan office together with four glazed partition meeting rooms/offices. Separate modern male and female WCs are located on the first floor. The second floor consists of an open plan office together with two partitioned rooms currently used as a server room and storeroom. The specification includes carpeting, suspended ceilings and LED lighting. There are 4 allocated car parking spaces within the Emmanuel Court development with an opportunity to double park in the bays.



Area	SqFt	SqM
Second Floor	753	69.95
Total Floor Area	753	69.95

Second Floor, 5 Emmanuel Court, Reddicroft, Sutton Coldfield B72 1TJ



TERMS

The premises are available by way of 5 year lease or multiples thereof on an effective full repairing and insuring basis.

ASKING RENT

£14.50 per sq ft pax

SERVICE CHARGE

A Service Charge is payable towards the costs of repair & maintenance of common areas, utilities etc. Further details available upon request.

EPC

Energy Performance Certificate available upon request.

BUSINESS RATES

Rateable Value - £23,500 prior to any transitional arrangements.

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. For a company, any person owning more than 25% must provide the same.

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 may be payable.

VIEWING

Strictly by prior appointment, please contact:



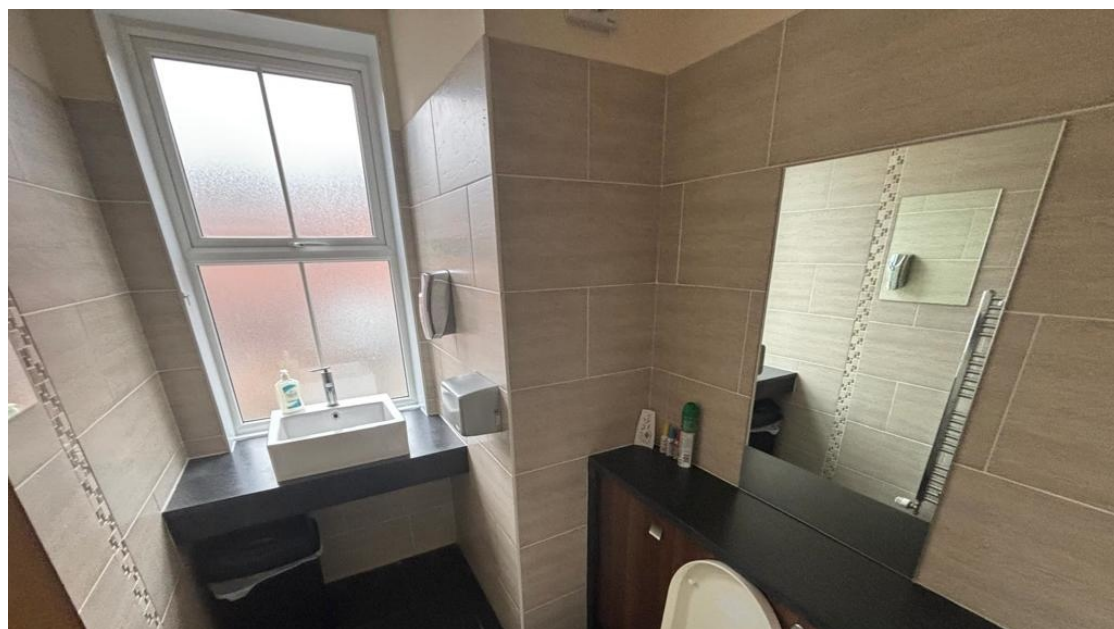
Eleanor Robinson-Perkins

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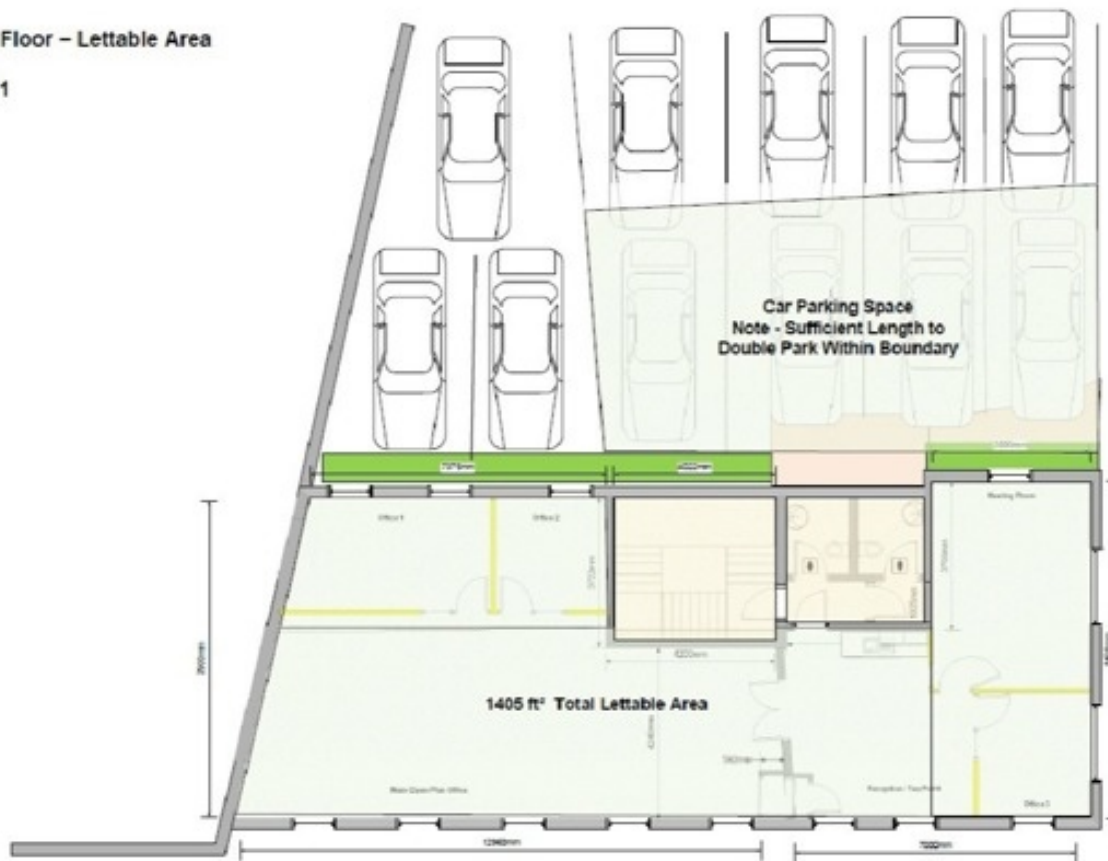


Burley Browne gives notice that, (i) these particulars are intended as a general outline only for the guidance of prospective purchasers or lessees and do not constitute any part of any offer or contract, (ii) the accuracy of any description and or dimensions necessary for use and occupation cannot be guaranteed and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise; (iii) no employee of the agents has any authority to make or give any representation or enter into any contract whatsoever in relation to the property; (iv) the agents will not be liable in negligence or otherwise for any loss arising from use of these particulars.

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

First Floor – Lettable Area

Plan 1



Second Floor – Lettable Area

Plan 2

