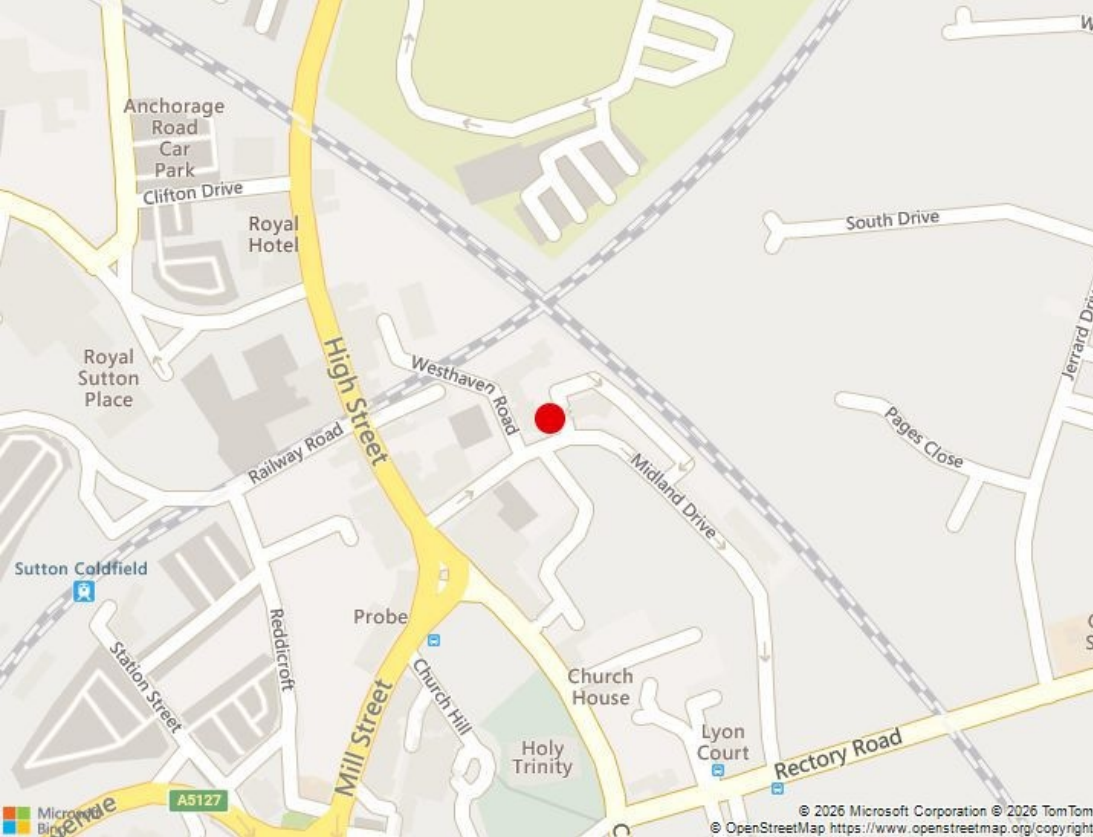


REFURBISHED COURTYARD OFFICE TO LET / (MAY SELL)

Unit 3, Trinity Place, Midland Drive, Sutton Coldfield, West Midlands, B72 1TX

1,941 SqFt (180.32 SqM) | On Application / £27,000 per annum exclusive





KEY FEATURES

- Popular and well-established courtyard office development
- Refurbished April 2026
- Close proximity to Sutton Coldfield Railway Station, bus terminus and Grace Church Shopping Centre
- 5 dedicated car parking spaces
- Immediately available

LOCATION

The property is located within the Trinity Place Courtyard accessed off Midland Drive and being a short distance from its junction with High Street, Mill Street and Coleshill Street in the centre of the professional area of Sutton Coldfield. Sutton Coldfield is situated approximately 8 miles to the north of Birmingham city Centre, neighbouring the areas of Lichfield to the north, Aldridge to the north and west, and Tamworth to the east.

DESCRIPTION

The property comprises a modern three storey office building in a terrace of similar style buildings in a courtyard setting. The internal specification includes LED lighting, central heating, suspended ceilings, carpeting, white painted walls, perimeter trunking with a kitchenette and WC on each floor. The property has 5 dedicated car parking spaces.

Area	SqFt	SqM
Ground Floor	365	33.91
First Floor	863	80.17
Second Floor	713	66.24
Total Floor Area	1,941	180.32



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TERMS

The premises are to be offered by way of a new full repairing and insuring lease for a term of five years or multiple thereof.

The sale of the long leasehold on a term of 999 years from 1988 may be considered.

ASKING PRICE / RENT

On Application / £27,000 per annum exclusive

SERVICE CHARGE

A Service Charge is payable towards the costs of maintenance of common areas and landscaping. Further details available upon request.

EPC

Energy Performance Certificate available upon request.

BUSINESS RATES

To be re-assessed for rating purposes.

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 we understand will not be applicable.

VIEWING

Strictly by prior appointment, please contact:



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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.