

# FIRST FLOOR MODERN COURTYARD OFFICE SUITE TO LET

3D Mitre Court, 38 Lichfield Road, Sutton Coldfield, West Midlands, B74 2LZ

875 SqFt (81.29 SqM) | £14,000 per annum exclusive





## KEY FEATURES

- Open plan accommodation
- Located in modern office courtyard development
- 4 allocated car parking within the courtyard
- Close proximity to all amenities including railway station and bus terminus
- New LED lighting, carpeting and gas central heating

## LOCATION

The premises are well located within the modern Mitre Court office development, being situated on the northern edge of Sutton Coldfield town centre and accessed off the A5127 Lichfield Road. The main retail provisions of Sutton Coldfield town centre are within walking distance, as are the bus interchange and railway station which has regular services on the Cross City line to Lichfield and Birmingham Grand Central.

## DESCRIPTION

The premises are located on the first floor comprising open plan space, together with separate male and female WCs and a kitchenette. The premises is due to be refurbished with the current specification including carpet tiles, suspended ceiling with LED lighting, part suspended flooring, double glazing and gas central heating throughout. There are 4 allocated car parking spaces available with the premises.



Area	SqFt	SqM
Suite 3D	875	81.29
<b>Total Floor Area</b>	<b>875</b>	<b>81.29</b>

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## TERMS

The premises are available by way of a new internal repairing and insuring lease with service charge for a term of years to be agreed.

## ASKING RENT

£14,000 per annum exclusive

## SERVICE CHARGE

Service charge is payable towards maintaining the common areas and the courtyard together with the exterior of the building. Further details are available upon request.

## EPC

A full copy of the energy performance certificate is available upon request.

## BUSINESS RATES

Business Rateable Value - £10,500

Small business rates relief may be available on this property in 2025/2026 and interested parties are advised to make their own enquiries with the Local Authority (Birmingham).

## 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 believe is payable.

## VIEWING

Strictly by prior appointment, please contact:



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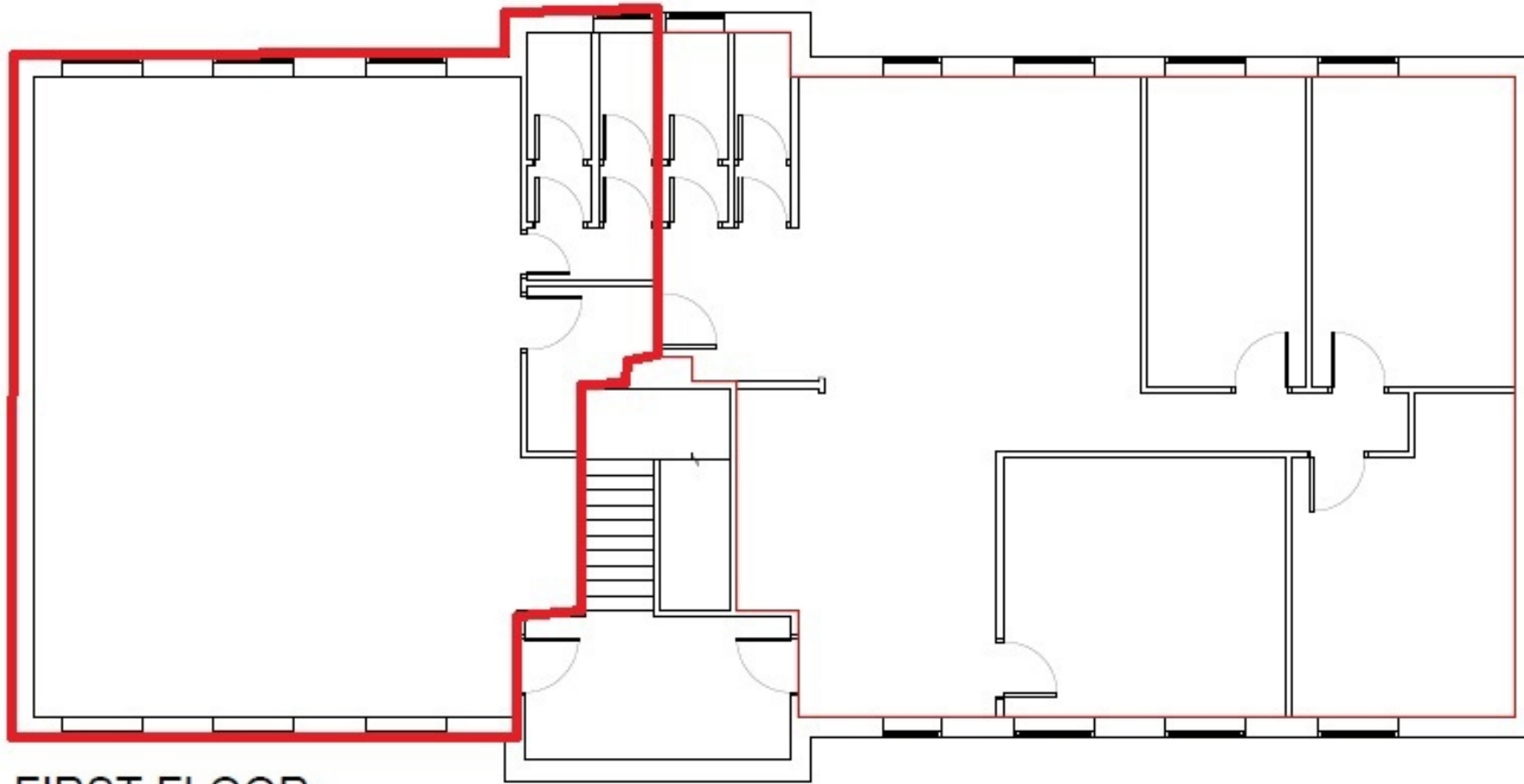


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