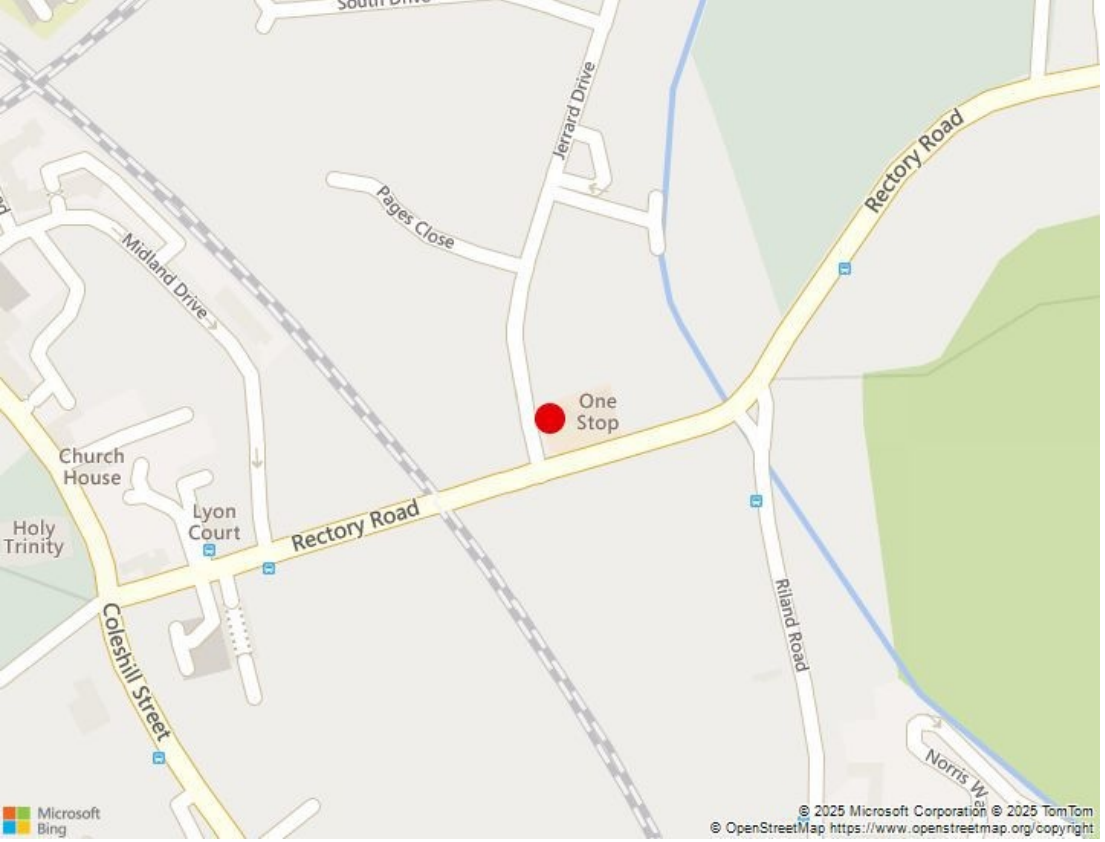
BURLEY BROWNE
CHARTERED SURVEYORS

0121 321 3441
www.burleybrowne.co.uk

SELF CONTAINED FIRST FLOOR OFFICES TO LET

2B Jerrard Drive, Sutton Coldfield, West Midlands, B75 7TN

803 SqFt (74.6 SqM) | £8,000 per annum exclusive



KEY FEATURES

- Situated on busy main road
- Open plan with 2 private offices
- Within walking distance to Sutton Coldfield Town Centre and Railway Station
- Excellent transport links
- Electric heating
- New Lease

LOCATION

The property is conveniently situated on a small local parade, just off Rectory Road which includes One Stop Convenience Store, and lies between Good Hope Hospital and Sutton Coldfield Town Centre. The parade enjoys a high level of passing traffic, being located within a mixed residential and commercial locality.

DESCRIPTION

The property comprises of first floor self-contained offices which are approached via an external staircase at the front of the property. The offices open into a large reception/office and is connected to two further offices with 2 x kitchenettes and 2 x WC's together with a small storage cupboard.

Area	SqFt	SqM
First Floor office	803	74.6
Total Floor Area	803	74.6

TERMS

A new full repairing and insuring lease is available for a term of 5 years.

ASKING RENT

£8,000 per annum exclusive

EPC

EPC Rating - 49 Band B

A full copy of the Energy Performance Certificate is available upon request.

BUSINESS RATES

Rateable Value - £6500

100% small business rates relief may be available to occupiers and they are therefore advised to make their own enquires 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.

VIEWING

Strictly by prior appointment, please contact:

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