

# MODERN OFFICE SPACE TO LET

Unit 1B, Mitre Court, 38 Lichfield Road, Sutton Coldfield, West Midlands , B74 2LZ

1,706 SqFt (158.49 SqM) | £27,300 per annum exclusive





## KEY FEATURES

- Excellent transport links
- A central location in Sutton Coldfield
- 4 allocated parking spaces
- Self contained office space

## LOCATION

The premises are well located within the modern Mitre Court office development situated on Lichfield Road on the northern edge of Sutton Coldfield town centre. The location offers a wide variety of transport links as it is only a short walk from Sutton Coldfield railway station, there are ongoing bus routes along A5127 while also having easy access to motorway networks of the M6, M6 Toll, and M42. The property also benefits from having a close proximity to retail and leisure facilities which includes the Gracechurch shopping centre and other local shops, cafes, and amenities nearby.

## DESCRIPTION

The premises comprises of a refurbished, self contained, open plan space with a glazed reception that leads to the meeting room and main office. The open plan office includes two WCs, a separate kitchen, storage and server room. The specification includes lighting, carpet tiles, gas central heating, perimeter trunking and air conditioning. There are 4 allocated parking spaces. The premises also benefits from security window bars, fire and security system.

| Area                    | SqFt         | SqM           |
|-------------------------|--------------|---------------|
| Suite 1B                | 1,706        | 158.49        |
| <b>Total Floor Area</b> | <b>1,706</b> | <b>158.49</b> |



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## TERMS

The premises is available by way of a new lease for a minimum term of five years or multiple thereof.

## ASKING RENT

£27,300 per annum exclusive

## SERVICE CHARGE

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

## BUSINESS RATES

Rateable Value £21,500

Interested parties are advised to satisfy 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 will be payable.

## VIEWING

Strictly by prior appointment, please contact:



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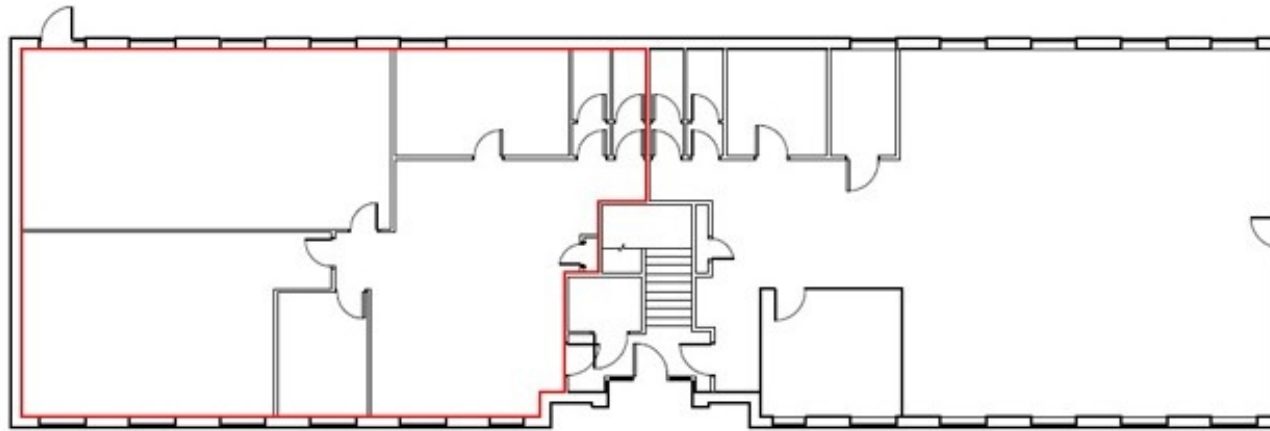


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GROUND FLOOR