

BURLEY BROWNE

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MODERN SELF-CONTAINED OFFICES

(MAY SPLIT)

TO LET

**240B LICHFIELD ROAD
SUTTON COLDFIELD
B74 2UD**



Modern office accommodation with parking

IMPS 3 Office Area 387.64 sq m / 4,173 sq ft or thereabouts

Located close to Mere Green Centre and Four Oaks Station

Specification includes carpeting, suspended ceiling and air conditioning (part)

0121 321 3441

LOCATION

The property is located on Lichfield Road within the suburb of Mere Green being approximately 1½ miles to the north of Sutton Coldfield Town Centre. The property is situated on the edge of the Mere Green retail and office centre which is a short distance from Mulberry Walk where notable occupiers include **M&S Simply Food**, **Boots Chemist**, **Café Nero** and **Bistrot Pierre**.

Sutton Coldfield has good access to the Midland motorway network including the M6 Toll, M6 and M42 together with Birmingham International Airport and the National Exhibition Centre.

The cross city railway line provides regular train services between Lichfield City, Birmingham New Street and Redditch.

DESCRIPTION

The property comprises a modern two storey detached office building with clad elevations and flat roof. The premises comprise first floor modern office accommodation accessed via a ground floor entrance leading on to a landing.

Internally, the accommodation is arranged across two floors offering a combination of open plan and cellular offices. The ground floor is part open plan with some partitioned offices and benefits from a glazed reception entrance. Single male and female WCs are available.

The first floor can be accessed from two internal staircases and is of a cellular nature but is capable of being predominantly open plan. A board/meeting room is accessed off the first floor lobby and single male and female WC's are available.

The specification includes double glazed powder coated aluminium windows, air conditioning (part), suspended ceilings with a combination of spot and recessed lighting being predominantly LED, perimeter trunking and carpeting.

FLOOR AREAS

The premises comprise the following approximate floor areas: -

IPMS 3 Office Area 387.64 sq m / 4,173 sq ft or thereabouts

A letting of part may be considered – further details are available on request.

OUTSIDE

Forecourt parking area offering 13 spaces.

LEASE

The premises are available by way of a new lease, the length of which is to be agreed by negotiation.

RENT

£49,750 per annum exclusive.

BUSINESS RATES

Rateable Value obtained from the Valuation Office Agency Rating List - £47,750.

Rates payable for 2020/2021 - £23,827.25 prior to any transitional arrangements or relief available.

Interested parties are advised to make their own enquiries with the Local rating authority (Birmingham).

ENERGY PERFORMANCE CERTIFICATE

Energy Performance Asset Band Rating B-44.

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 to be responsible for their own legal costs incurred in the transaction.

VAT

All figures quoted are exclusive of VAT, which we understand will be payable in this instance.

VIEWING

Strictly by prior appointment through the sole agent, please contact

Burley Browne on 0121 321 3441.

Further information contact

Steven Hannaford

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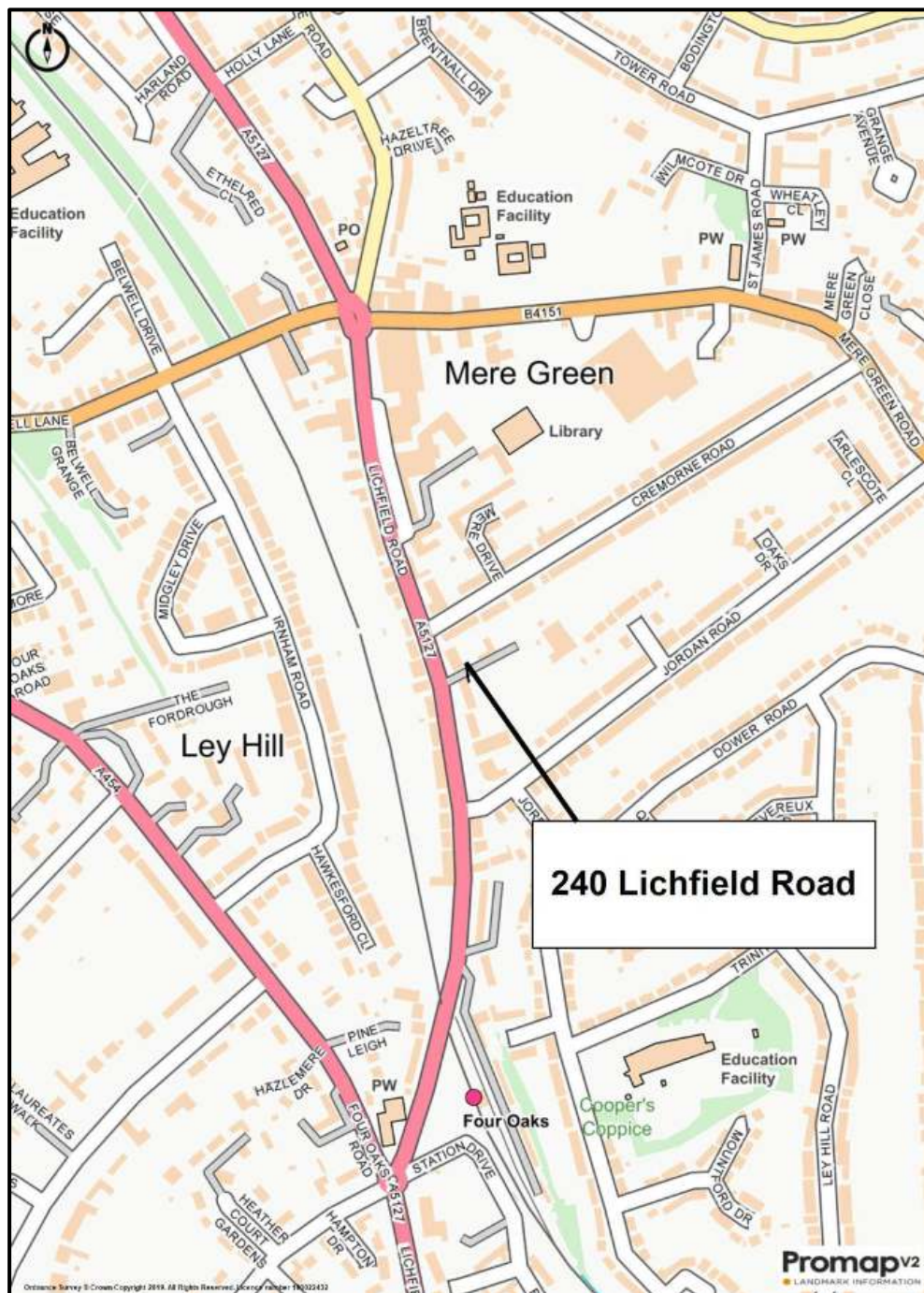
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TERMS STATED ARE SUBJECT TO CONTRACT, AND ATTENTION IS DRAWN TO THE CONDITIONS PRINTED ON THE LAST PAGE.

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You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through the website www.commercialleasecode.co.uk



240 Lichfield Road

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LANDMARK INFORMATION

CONDITIONS UNDER WHICH THESE PARTICULARS ARE ISSUED

Burley Browne Ltd for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are for guidance only and do not constitute any part of an offer or contract.

All descriptions, dimensions, references to condition and any necessary permissions for use and occupation together with all other details are given in good faith and are believed to be correct. However, any intending purchasers or tenants should not rely upon them as statements or representations of fact and must satisfy themselves by inspection or otherwise as to the correctness of each of them.

No person in the employment of Burley Browne has any authority to make or give any representation or warranty whatsoever in relation to this property.

Fixtures, Fittings and Services

Reference to any gas, electrical or other fixtures, fittings, appliances or services have not been tested and no warranty is given or implied as to their availability, adequacy, condition or effectiveness.

VAT

Unless otherwise stated all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject.

Tenure

Burley Browne have not had the opportunity to inspect any title documentation and intending purchasers or tenants should verify information through their legal advisor.

Rates / Water Rates

Verbal enquiries only have been made and interested parties are advised to verify figures direct with the appropriate authority.

Environmental / Asbestos

No environmental audit or investigation has been carried out on the property and no Environmental Report has been inspected. We have not carried out an inspection for asbestos and no Asbestos Register has been viewed. Potential purchasers/tenants should satisfy themselves on the above matters through enquiries of their Surveyor/Solicitor.

Burley Browne Chartered Surveyors is the trading name of Burley Browne Ltd
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