

# BURLEY BROWNE

[www.burleybrowne.co.uk](http://www.burleybrowne.co.uk)

**GROUND FLOOR OFFICE**

**TO LET**

**AUSTIN COURT  
64 WALSALL ROAD  
FOUR OAKS  
SUTTON COLDFIELD  
B74 4QY**



**One Ground Floor Office Remaining**

**Located in close proximity to all amenities including Sainsbury's Local and Tesco Express**

**Car parking available**

**IPMS 3 Office Area 22.13 sq m / 239 sq ft**

**0121 321 3441**

**LOCATION**

The property is situated off the A454 Walsall Road, Four Oaks adjacent to **Sainsbury's Local** and being a short distance from the junction of Four Oaks Common Road, A454 Walsall Road and Crown Lane. The immediate surrounding area comprises predominantly residential premises although a small retail parade lies adjacent to the Austin Court access road. The retail parade includes **The Post Office** and **Tesco Express** together with a selection of independent retailers.

Mere Green centre is located approximately 1 mile away via Belwell Lane being home to additional amenities. Sutton Coldfield Town Centre is located approximately 2 miles south.

**DESCRIPTION**

The offices are approached off Austin Court car park via an access controlled door leading onto a small ground floor lobby which has been recently re-carpeted and redecorated. A small corridor leads to a shared kitchen and separate male and female WCs. Other occupiers within Austin Court include a HR consultancy, a financial advisor/mortgage broker and a quality assurance business. The specification of the offices includes carpeting, basic lighting and window blinds.

**Offices 1 – LET**

Single room office located on the ground floor opposite the kitchenette.

**Office 3 & 4 – AVAILABLE**

Single room office located on the ground floor.

**Office 8 – LET**

A single room office located on the first floor located off the central corridor.

**LEASE**

The office is available on a 12 month licence.

**SCHEDULE OF ACCOMMODATION**

A schedule of accommodation is listed below.

**RENT**

Rents are inclusive of heating, lighting, buildings insurance and water rates. The Tenant will be responsible for maintaining the offices internally and the Landlord will maintain the common and external areas of the building.

**BUSINESS RATES**

Tenants are responsible for payment of Business Rates.

**Small business Rate Relief may be available on properties with a Rateable Value of less than £12,000. Interested parties are advised to make their own enquiries with the Local Authority (Birmingham) for verification purposes.**

**ENERGY PERFORMANCE CERTIFICATE**

A copy of the EPC is available upon request.

**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.

**VAT**

All figures quoted are exclusive of VAT which it is understood will be payable.

**VIEWING**

**Strictly by appointment, through the sole agent – Burley Browne, contact:-**

**Steven Hannaford**

**DDI: 0121 362 1534**

**Mob: 07738 713829**

**Email: [steven.hannaford@burleybrowne.co.uk](mailto:steven.hannaford@burleybrowne.co.uk)**



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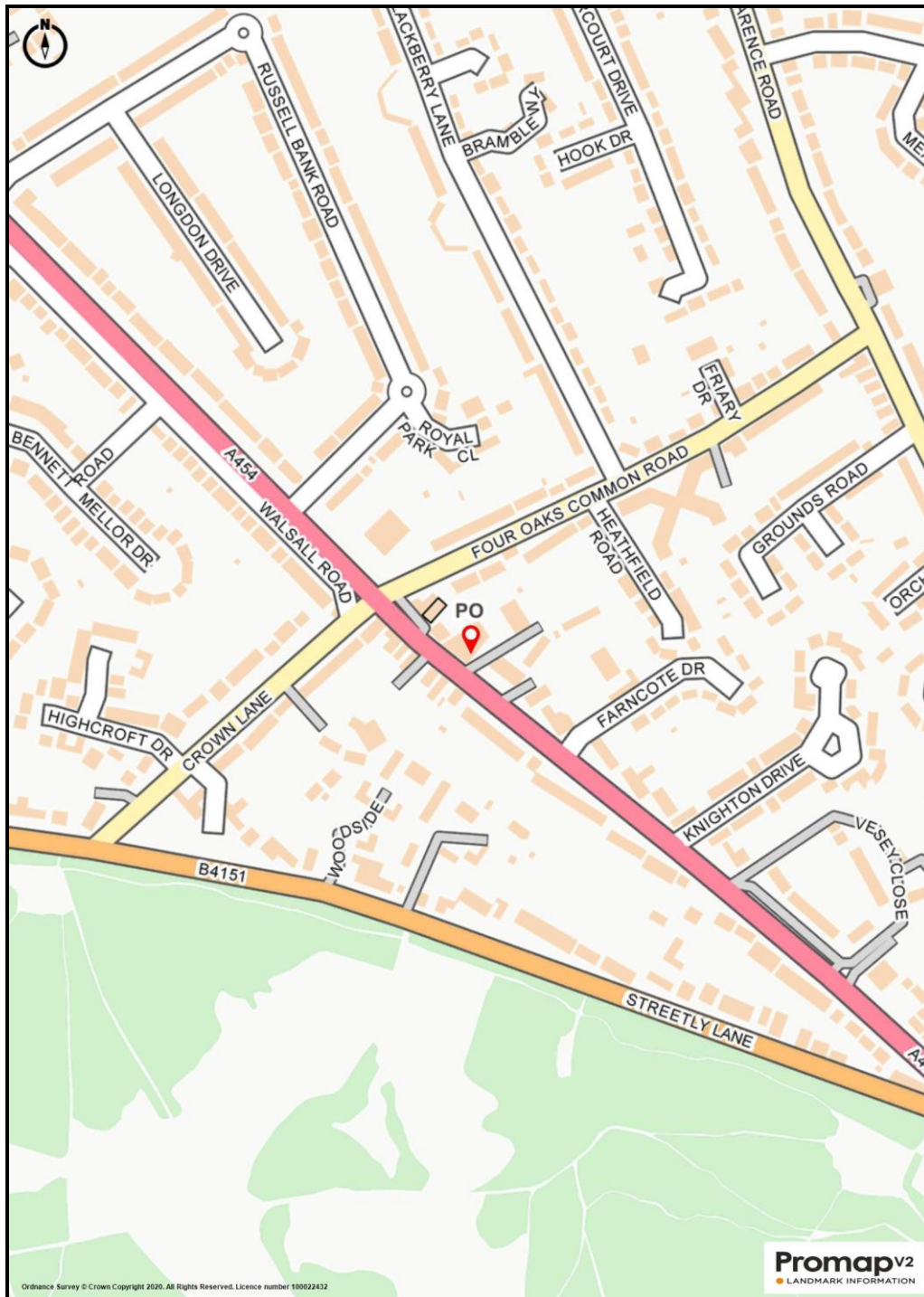
Office	Floor Area	Quoting Rent	Business Rates 2019/2020
Ground Floor, Offices 1	14.10 sq m / 151 sq ft	<b>LET</b>	RV – 1 - £2,750 (RP - £1,372.25)
Ground Floor, Offices 3-4	22.13 sq m / 239 sq ft	£530 per calendar month	RV 3 & 4 - £3,500 (RP - £1,746.50)
First Floor, Office 8	8.45 sq m / 91 sq ft	<b>LET</b>	RV £1,650 RP £823.35

**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](http://www.commercialleasecode.co.uk)



## **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**  
**Registered in England No. 5488324**  
**Registered Office: 1A Mitre Court, 38 Lichfield Road, Sutton Coldfield, B74 2LZ**