

OFFICE 3, 1 COLESHILL STREET  
SUTTON COLDFIELD  
B72 1SD

  
ASTON KNOWLES  
CHARTERED SURVEYORS AND ESTATE AGENTS





## ACCOMMODATION

This stunning Georgian building stands impressively opposite Holy Trinity Parish Church in Sutton Coldfield, this centrally located office is the ideal location for your business. Sutton bus and train station are both located only a short walk away. Each executive serviced office suite is designed to the highest standard, furnished and is ready for a business to move into straight away. Office suite 3 is situated on the ground floor.

Total net internal floor area of the office accommodation extends to: 208 square feet (19.2 square metres).



These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the text.

### Distances

Sutton Coldfield town centre 0.5 miles  
Lichfield 9.0 miles  
Birmingham City Centre 6.5 miles  
Birmingham International/NEC 10.5 miles  
(Distances approximate)

These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the text.

### Description of Property

This stunning Georgian building stands impressively opposite Holy Trinity Parish Church in Sutton Coldfield, this centrally located office is the ideal location for your business. Sutton bus and train station are both located only a short walk away. Each executive serviced office suite includes all utility services and is designed to the highest standard, furnished and is ready for a business to move into straight away.

### Location

The property lies within the heart of Sutton Coldfield Sutton Coldfield town centre is within walking distance. The premises are well located for access to all surrounding areas including Birmingham City Centre, Sutton Coldfield and Birmingham Airport and the NEC. Sutton Coldfield is also well placed for the M42 and M6 toll motorway.

### Amenities

#### CAR PARK

This property does not include an allocated parking.

### Services

The building has all mains services, with gas central heating boilers heating the offices which are included in the rent.

### Terms

The office suites are available immediately to move into, complete with high quality furniture. Included in the monthly rental is the office space, all utilities with the exception of business rates (although small

business rate relief can be applied for – subject to application) , access 7 days per week, shared kitchen and WC facilities, office cleaning and building insurance.

User class uses preferred: A2 Financial and Professional Services, B1 Business

### Outgoings

Interested parties should check the Rateable Value with the local authority Birmingham City Council.

### VAT

All prices and rents are quoted exclusive of VAT, which may be payable in addition.

### Viewings

Strictly by appointment through the Sole Selling Agents – Aston Knowles

### Disclaimer - Important Notice

Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point which is of particular interest to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

Photographs taken September 2020

Particulars prepared September 2020

### EPC Rating

EPC D

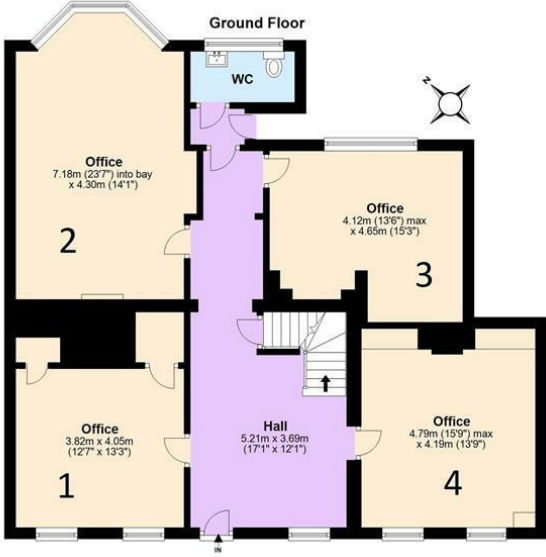
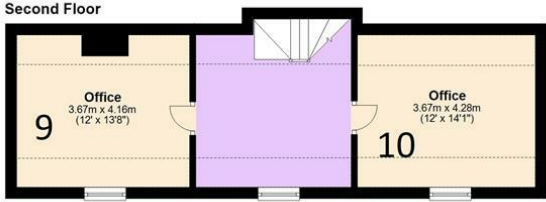
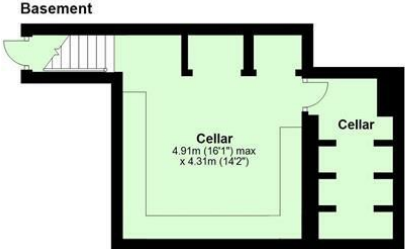
9874-3053-2077-0600-6695

Broadband Average speed in area

Broadband Average speed in area : 160.30 Mbps







**1 Coleshill Street Sutton Coldfield B72 1SD**

Basement = approx 32 sq.metres [344 sqft]  
 Ground floor = approx 125 sq.metres [1,345 sqft]  
 First floor = approx 125 sq.metres [1,345 sqft]  
 Second floor = approx 48 sq.metres [516 sqft]  
 Total Excluding Basement = approx 298 sq.metres [3,206 sqft]  
 Total Including Basement = approx 330 sq.metres [3,550 sqft]

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

**Disclaimer**  
 Floorplan for illustrative purposes only. Measurements approximate. Please check all information for more information.

Every care has been taken with the preparation of these Particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

**8 High Street, Sutton Coldfield, B72 1XA**

0121 362 7878 • enquiries@astonknowles.com • www.astonknowles.com