

OFFICE 4 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: 4.79m x 4.19m (20.07m) 216 sq ft



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)

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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

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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

Rating	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		

Disclaimer
 Floorplan for illustrative
 Measurements approx
 Please check all inform
 For more information p

England & Wales EU Directive 2002/91/EC

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