



COURTYARD OFFICE INVESTMENT FOR SALE

Unit 8, Trinity Place, Midland Drive, Sutton Coldfield, West Midlands, B72 1TX



2,557 SqFt (237.55 SqM) | Guide Price £475,000

Key Features

- Rare opportunity to acquire an office investment within Sutton Coldfield town centre.
- Close proximity to the railway station, bus terminus and shopping centre.
- Current income of £35,000 per annum exclusive.
- Popular and well-established courtyard office development.
- Excellent access to Birmingham City Centre, Lichfield, Tamworth and the motorway network including M6, M42 and M42 Toll.
- For Sale.



LOCATION

The property is located within the Trinity Place Courtyard accessed off Midland Drive and being a short distance from its junction with High Street, Mill Street and Coleshill Street in the centre of the professional area of Sutton Coldfield. Sutton Coldfield is situated approximately 8 miles to the north of Birmingham city Centre, neighbouring the areas of Lichfield to the north, Aldridge to the north and west, and Tamworth to the east.

DESCRIPTION

The property comprises a three storey office building in a terrace of similar style buildings in a courtyard setting. The building is of three storey configuration constructed in the late 1980s and is let on a floor by floor basis. The internal specification includes central heating, suspended ceilings to most areas, carpeting and emulsion plastered walls. WCs are located on each floor.

| Area | SqFt | SqM |
|-------------------------|--------------|---------------|
| Elm Suite (Ground) | 841 | 78.13 |
| Chestnut Suite (First) | 858 | 79.71 |
| Holly Suite (Second) | 858 | 79.71 |
| Total Floor Area | 2,557 | 237.55 |

LEASE

Tenancies

- **Elm (ground)** let to Wyson Limited for a term of five years from 16 November 2021 subject to a tenant only break on 16 November 2024 at a passing rent of £12,000 per annum exclusive.

- **Chestnut (first)** let to Bright Executive Recruitment Ltd for a term of 5 years from 25 March 2018 subject to a tenant only break at any time from 24 March 2019 with 3 months notice at a passing rent of £11,000 per annum exclusive.

- **Holly (second)** let to Windsor Partners Limited for a term of five years from 2 August 2021 with a tenant only break option on the third anniversary at an annual rent of £12,000 per annum exclusive.

ASKING PRICE

Guide Price - £475,000

SERVICE CHARGE

The property contributes to an estate service charge which covers communal area maintenance, barrier control system, refuse and external lighting. Further details available on request.

BUSINESS RATES

Interested parties are advised to make their own enquiries with the Local Authority (Birmingham) for verification purposes.

EPC

A full copy of the Energy Performance Certificates are available upon request.

MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, two forms of ID, 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.

VIEWING

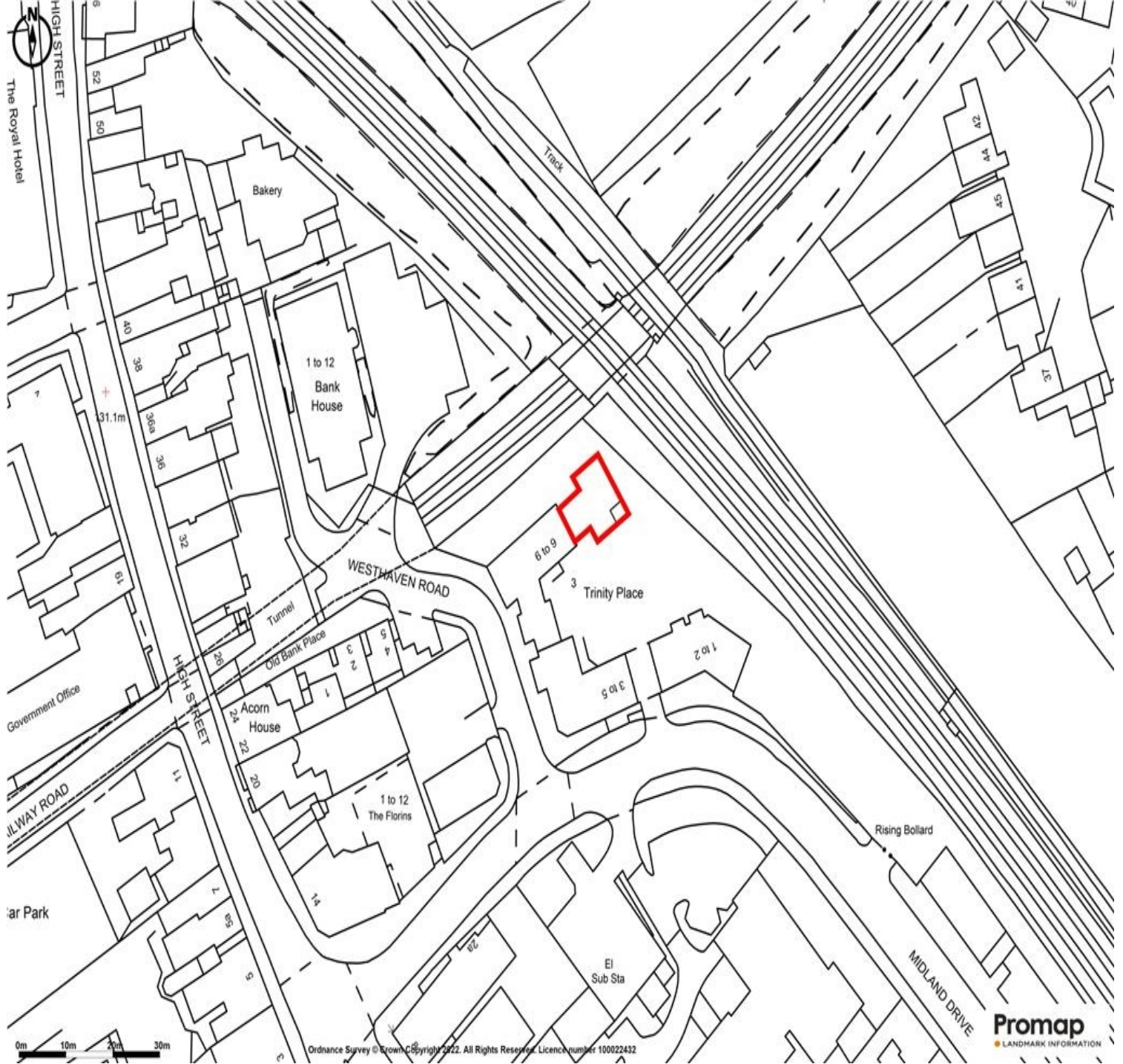
Strictly by prior appointment, please contact:

Burley Browne

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