

# FIRST FLOOR REFURBISHED OFFICES TO LET

Unit 16a, Reddicap Trading Estate, Sutton Coldfield, West Midlands, B75 7BU



1,435 SqFt (133.31 SqM) | £15,750 per annum exclusive

## Key Features

- Prominent location on Reddicap Trading Estate
- Refurbished throughout
- Car parking on site
- Locate close to Sutton Coldfield Town Centre
- LED lighting, gas central heating serving radiators, plaster painted walls and carpet floor coverings.
- New Lease.



## LOCATION

The subject property is located on a well established industrial estate which is considered to be the prominent business location within Sutton Coldfield. The building is positioned on the northern side of Reddicap Trading Estate which forms a cul-de-sac from Coleshill Road. The property is well located for access to various other locations including Lichfield, Tamworth and north Birmingham together with various transport connections including the M6, M6 Toll and M42 motorways.

## DESCRIPTION

The premises comprise self contained first floor offices accessed via an external staircase that have been refurbished throughout to provide cellular office rooms off a central corridor with the specification including LED lighting, suspended ceiling, UPVC double glazed windows and plaster painted walls. Car parking is also available on site on a first come first served basis.

Area	SqFt	SqM
First Floor	1,435	133.31
<b>Total Floor Area</b>	<b>1,435</b>	<b>133.31</b>

## LEASE

The premises are available by way of a new lease for a term of five years.

## ASKING RENT

£15,750 per annum exclusive

## SERVICE CHARGE

An ad-hoc service charge will be payable by the ingoing tenant towards a fair and reasonable proportion towards the cost of maintaining the exterior demise of the property.

## BUSINESS RATES

The property has various business rates assessments as follows:-

Rateable Value £2,275

Rateable Value £2,225

Rateable Value £2,125

Rateable Value £2,250

Rateable Value - £1,425

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

## EPC

A full copy of the Energy Performance Certificate is available upon request.

## LEGAL COSTS

Each party is to pay their own costs incurred in this transaction.

## VAT

All figures are exclusive of VAT which we understand is available on request.

## VIEWING

Strictly by prior appointment, please contact:



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Talha Razak

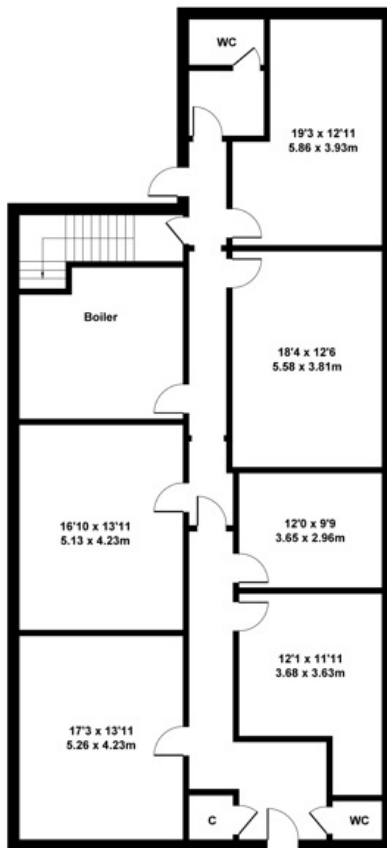
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# Unit 16a Reddicap Trading Estate

Approximate Gross Internal Area  
1894 sq ft - 176 sq m



Not to Scale. Produced by The Plan Portal 2023  
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