

# MODERN COURTYARD OFFICE INVESTMENT FOR SALE

17 Wrens Court, Lower Queen Street, Sutton Coldfield, B72 1RT

2,572 SqFt (238.94 SqM) | £350,000 Guide Price





## KEY FEATURES

- Excellent town centre location.
- Situated within the popular Wrens Court office courtyard development
- Fully Let office investment to four tenants
- Tenants benefit from shared meeting room facility
- Net rental income IRO £27,000 per annum

## LOCATION

The property is situated within the popular Wrens Court office courtyard development located on the town centre ring road and only minutes walking distance from the central shopping area, bus terminus and railway station. Sutton Coldfield is well placed for access to the Midland motorway network including the M42 and M6 Toll.

## DESCRIPTION

Multi let office investment comprising 4 office suites which can be approached from a shared entrance off Lower Queen Street and the courtyard. Each tenant benefits from the use of a ground floor meeting room; shared WCs on each floor and third floor kitchen.



Area	SqFt	SqM
Suite 1 - Ground Floor (2 parking spaces)	417	38.74
Suite 2 - First Floor	442	41.06
Suite 3 - First Floor	515	47.84
Suite 4 - Second Floor	962	89.37
Meeting Room 1	126	11.71
Meeting room 2 (shared use)	110	10.22
<b>Total Floor Area</b>	<b>2,572</b>	<b>238.94</b>

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## LEASE DETAILS

GF Suite 1 - Felton Consult Limited on a 3 yr lease from 27th September 2021 at £9,350 pa.  
GF Meeting room 1 - SNK Machines on a 3 yr lease from 1st April 2021 at £2,750 pa.  
GF Meeting room 2 - Shared use included in lease of the other suites.  
FF Suite 2 - DigiSig Rail Group Ltd on a 3 yr lease from 20th May 2021 at £9,000 pa.  
FF Suite 3 - Citizenross Limited on a 3 yr lease from 9th March 2023 at £10,000 pa.  
SF Suite 4 - Shopwired Operations Ltd on a 3 year lease from 22nd September 2023 at £20,000 pa.

All rents are fully inclusive with the exception of building rates.

## TENURE

Long Leasehold for a term expiring 2116.

## ASKING PRICE

Guide Price - £350,000

## SERVICE CHARGE

A Service Charge is payable relating to communal areas.

## EPC

A copy of the EPC is available upon request.

## BUSINESS RATES

Each suite and meeting room are separately assessed for business rates. Further details available on request.

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

## 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. For a company, any person owning more than 25% must provide the same.

## 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 prior appointment, please contact:



**David Hemming MRICS**

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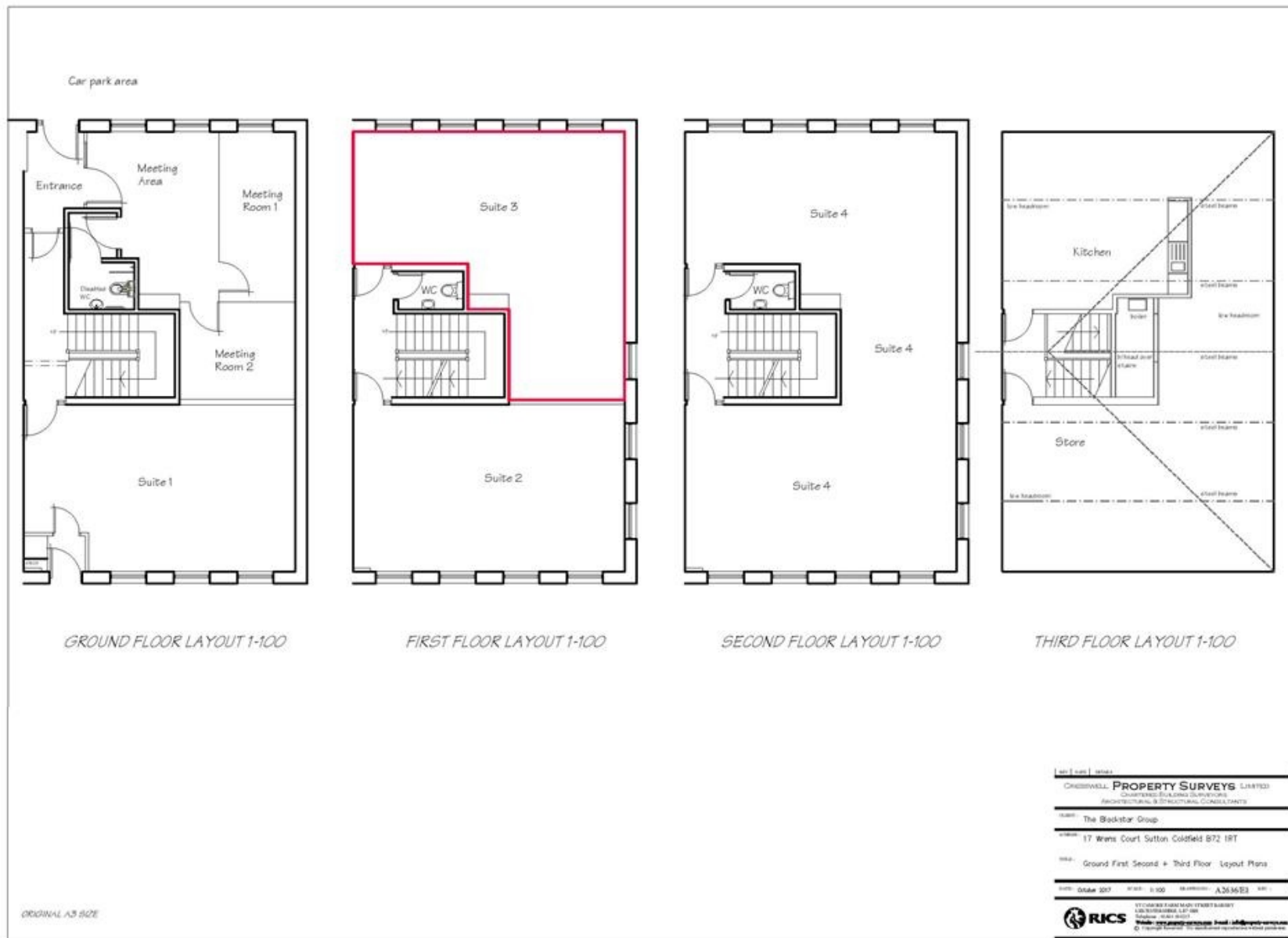


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