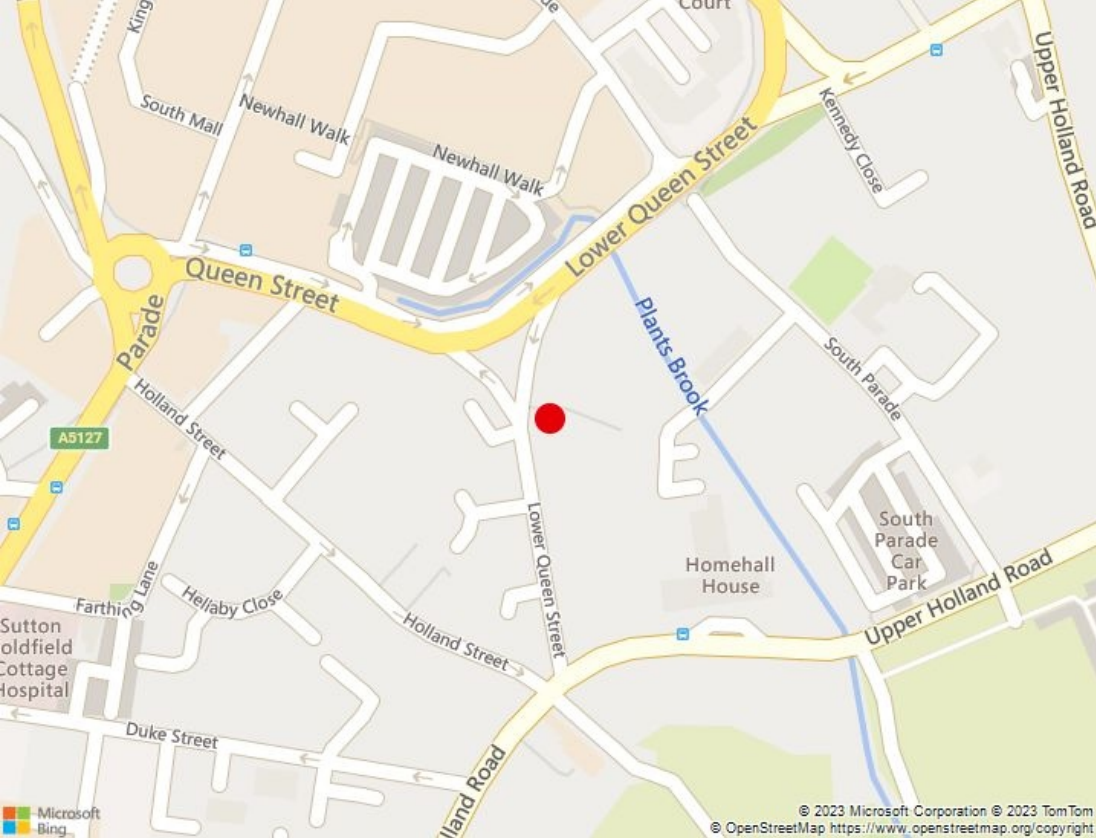


COURTYARD OFFICE FOR SALE

1 Wrens Court, 53 Lower Queen Street, Sutton Coldfield, West Midlands, B72 1RT

3,197 SqFt (297 SqM) | offers in the region of £425,000





KEY FEATURES

- Excellent location within walking distance of all local amenities
- Popular Courtyard Location within Sutton Coldfield
- Office accommodation spread out over 3 floors with staff room above
- Close proximity providing access to railway station, bus terminus and central shopping area.

LOCATION

Wrens Court is a popular courtyard office development in the heart of Sutton Coldfield, adjacent to the principle shopping area in the town centre. Sutton Coldfield is located approximately 7 miles to the north of Birmingham City Centre and the area provides a high quality business and residential location with good motorway access to the M6, M42 and M6 Toll. The Town Centre provides comprehensive local facilities including a railway station with regular services to Birmingham City Centre and Lichfield.

DESCRIPTION

The building is located within the popular and well presented Wrens Court development benefitting from frontages to South Parade and a manicured lawn to Lower Queen Street. 1 Wrens Court comprises ground, first, second and third floor office accommodation including a staff facility, eaves storage, boiler room and air conditioning unit on the third floor. The offices were originally built as open plan accommodation but are currently partitioned in areas. Specification includes carpeting, perimeter trunking, CAT II lighting, central heating radiators and 4 car parking spaces.



Area	SqFt	SqM
Ground Floor	828	76.92
First Floor	953	88.53
Second Floor	984	91.41
Third Floor	432	40.13
Total Floor Area	3,197	297

1 Wrens Court, 53 Lower Queen Street, Sutton Coldfield, West Midlands B72 1RT



ASKING PRICE

Offers in the region of £425,000.

SERVICE CHARGE

A Service Charge is payable covering the cost of maintaining the car park and landscaped areas within Wrens Court. Further Details are available upon request.

EPC

EPC Rating - D

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

TERM

The property is available by way of a Long Leasehold for 125 years from November 1988.

BUSINESS RATES

Rateable Value - £30,500

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.

LEGAL COSTS

Each party to be responsible for their own legal costs.

VAT

All figures quoted are exclusive of VAT, which is anticipated to be payable.

VIEWING

Strictly by prior appointment, please contact:



Eleanor Robinson

DDI: 0121 321 3441

Mob: 07738 713829

E: eleanor.robinson@burleybrowne.co.uk

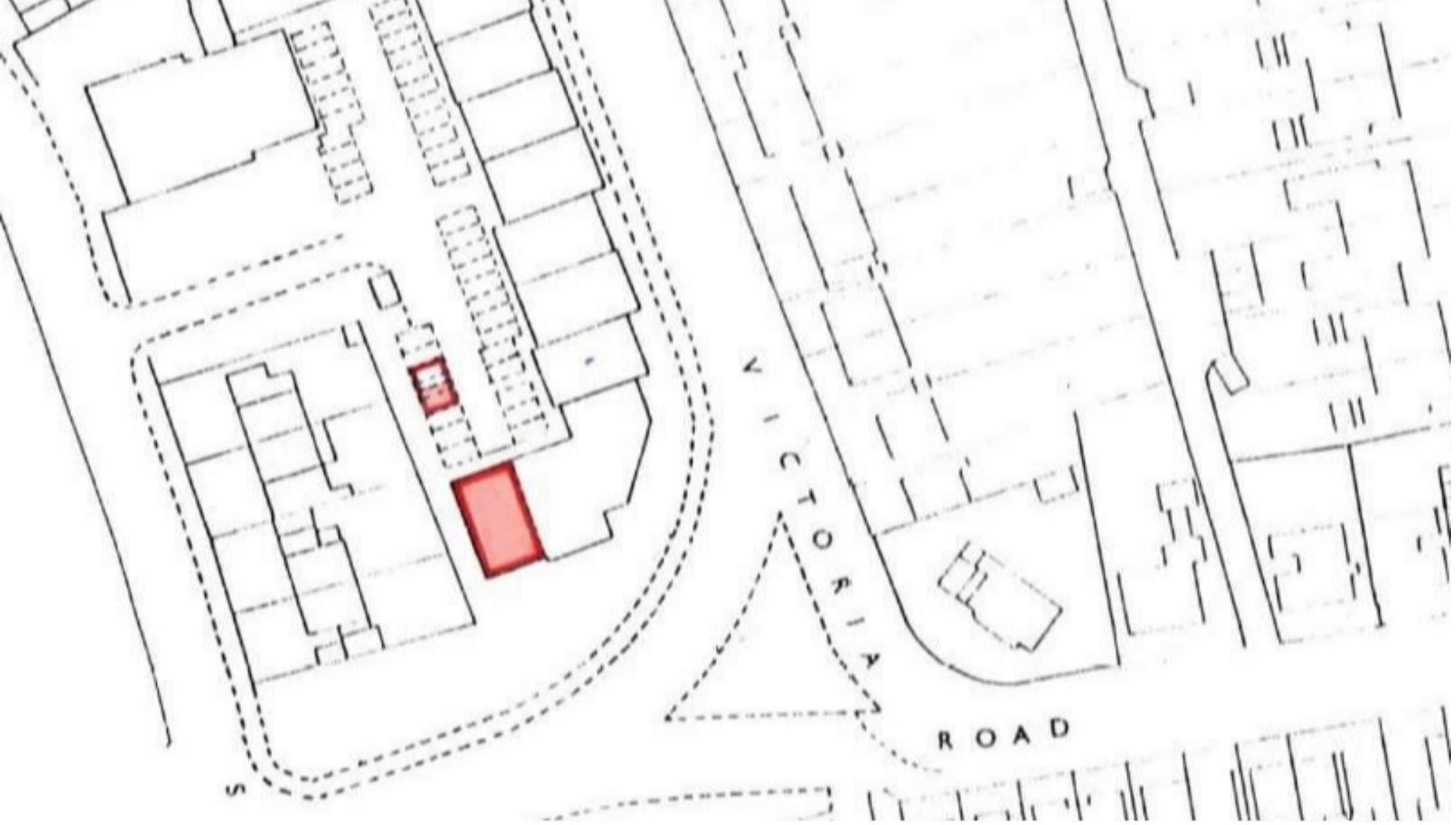


0121 321 3441
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Misrepresentation Act 1967. Unfair Contract Terms 1977. Consumer Protection Regulations under Unfair Trading Regulations 2008. The Business Protection Regulations from Misleading Marketing Regulations 2008.



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