

FIRST & SECOND FLOOR OFFICES TO LET

1st & 2nd Floor Offices, Carlton House, Mere Green Road, Sutton Coldfield, B75 5BS



635 SqFt (58.99 SqM) | £7,750 per annum exclusive

Key Features

- Located in the heart of Mere Green
- Directly opposite Mulberry Walk retail and leisure scheme
- Gated entrance
- Prominent main road frontage
- Self contained first and second floor offices
- One allocated parking space



LOCATION

Carlton House is prominently situated in the centre of Mere Green fronting Mere Green Road and close to its junction with Lichfield Road. Carlton House provides a number of retail units to the ground floor including **Green and Co** and **Pool House Vets** with **Four Oaks Medical Centre** to the rear. Carlton House is immediately opposite **Sainsburys** and **Mulberry Walk Retail and Leisure Scheme** whose occupiers include **M&S Food Hall**, **Caffe Nero**, **Bistro Pierre**, **Boots Opticians** and **Card Factory** to name just a few..

DESCRIPTION

The premises provide first and second floor offices which are approached off the central courtyard via an external rear staircase and comprise an entrance hall with office to the front and separate kitchen with staircase off the hallway leading to the second floor, providing two further offices and W.C. Access to the offices and secure car park is via a gated driveway to the side of Carlton House.

One allocated car parking space within the gated car park.

Area	SqFt	SqM
First Floor	319	29.64
Second Floor	316	29.36
Total Floor Area	635	58.99

TERMS

The premises are available by way of 5 year lease or multiples thereof on an internal repairing and insuring basis, plus Service Charge.

ASKING RENT

£7,750 per annum exclusive

BUSINESS RATES

To be reassessed. Previous assessment (April 2023) - £7,300.

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

EPC

Energy Performance Certificate available upon request

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 will be responsible for their own legal costs incurred in the transaction.

VAT

All figures quoted are exclusive of VAT which may be payable.

VIEWING

Strictly by prior appointment, please contact:

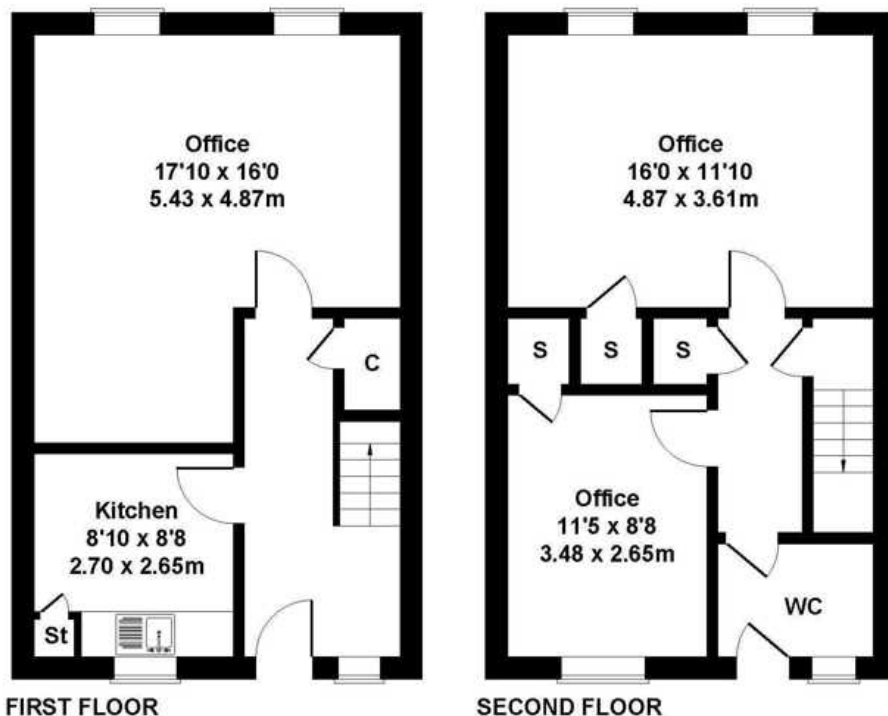


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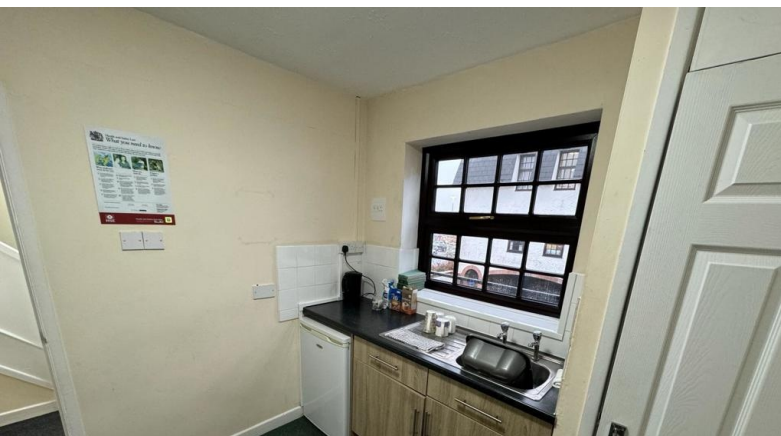


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First & Second Floor offices Carlton House, Mere Green



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