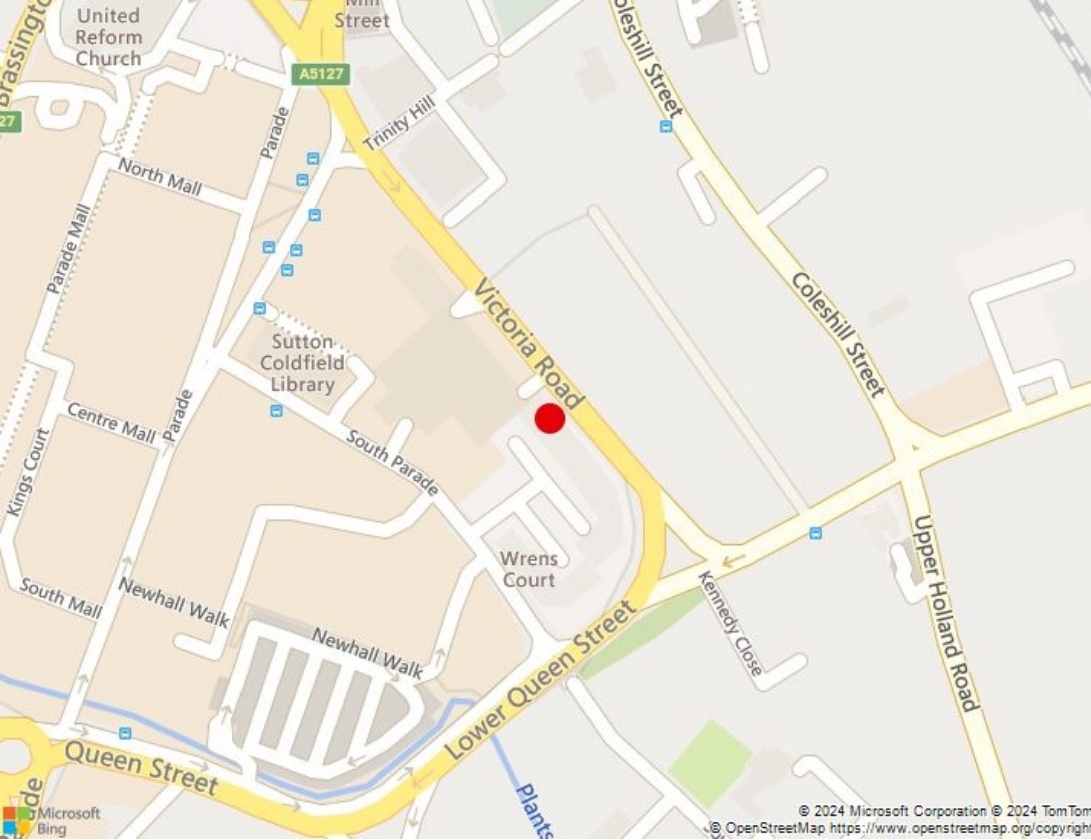


SELF CONTAINED OFFICES TO LET

9 Wrens Court, 50 Victoria Road, Sutton Coldfield, West Midlands, B72 1SY

3,566 SqFt (331.28 SqM) | £43,000 per annum





KEY FEATURES

- Excellent location
- Walking distance of town centre, central shopping area and railway station
- Frontages to Victoria Road and Central Courtyard
- Modern fit out
- Four car parking spaces

LOCATION

Situated within the popular Wrens Court Office Courtyard Development located on the town centre ring road and only a minutes walking distance from the central shopping area, bus terminus and railway station. Occupiers within Wrens Court include **WAA Chosen**, **HCB Solicitors**, **Ark Media** and **CHS Healthcare**.

DESCRIPTION

Located towards the top left hand corner of Wrens Court when accessed off South Parade, 9 Wrens Court also has frontage and additional access off Victoria Road. The accommodation is arranged over ground, first, second and third floors. The premises predominantly provide open plan accommodation, although some partitioned offices remain.



Area	SqFt	SqM
Ground floor	517	48.03
First floor	989	91.88
Second floor	997	92.62
Attic total	1,064	98.85
Total Floor Area	3,566	331.28

9 Wrens Court, 50 Victoria Road, Sutton Coldfield, West Midlands B72 1SY



TERMS

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

ASKING RENT

£43,000 per annum

EPC

The energy rating is C-54

BUSINESS RATES

Rateable Value £29250 Rates Payable £14595.75 2023/2024 prior to any transitional arrangements or small business relief.

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

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 will be payable

VIEWING

Strictly by prior appointment, please contact:



Eleanor Robinson

DDI: 0121 321 3441

Mob: 07738 713829

E: eleanor.robinson@burleybrowne.co.uk



David Hemming MRICS

DDI: 0121 362 1530

Mob: 07841 234160

E: david.hemming@burleybrowne.co.uk



0121 321 3441
www.burleybrowne.co.uk



Burley Browne gives notice that, (i) these particulars are intended as a general outline only for the guidance of prospective purchasers or lessees and do not constitute any part of any offer or contract, (ii) the accuracy of any description and or dimensions necessary for use and occupation cannot be guaranteed and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise; (iii) no employee of the agents has any authority to make or give any representation or enter into any contract whatsoever in relation to the property; (iv) the agents will not be liable in negligence or otherwise for any loss arising from use of these particulars.

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