

OFFICE SUITE UNDERGOING REFURBISHMENT TO LET

Chestnut Suite, 8 Trinity Place, Midland Drive, Sutton Coldfield, West Midlands, B72 1TX

781 SqFt (72.55 SqM) | £12,000 per annum exclusive





KEY FEATURES

- Immediately available
- Situated in Trinity Place being a modern courtyard office development in Sutton Coldfield Town Centre.
- First floor modern office suite
- Two allocated car parking spaces

LOCATION

Trinity Place leads off Midland Drive, a short distance from its junction with High Street, Mill Street and Coleshill Street, in the centre of the professional area of Sutton Coldfield. Sutton Coldfield is well placed to the north of Birmingham City Centre with good access to the Midlands Motorway Network including the M6 Toll and M42 motorways. In addition, Sutton Coldfield is on the crosscity railway line providing regular train services to Birmingham City Centre and Lichfield.

DESCRIPTION

The offices are currently undergoing a refurbishment however, briefly comprise a modern three-storey self-contained building which has been let on a floor by floor basis. Approached from a shared entrance hall with staircase, the specification of the Chestnut Suite, located on the first floor, includes gas central heating, carpeting, double glazing, suspended ceiling with CAT II lighting and perimeter trunking. WCs and kitchenette to each suite. The offices are predominantly open plan. The property is allocated 2 car parking spaces.



Area	SqFt	SqM
First Floor	781	72.55
Total Floor Area	781	72.55

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TERMS

The property is available by way of a new lease for a term of five years or multiple thereof.

ASKING RENT

£12,000 per annum exclusive

SERVICE CHARGE

A Service Charge is payable towards the cost of maintaining the common areas, courtyard and building insurance. Services to the building are also apportioned and included within the Service Charge.

EPC

Energy Performance Certificate is 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 is to be responsible for their own legal costs.

VAT

All figures are quoted exclusive of VAT which we understand will be payable.

VIEWING

Strictly by prior appointment, please contact:



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