



MODERN OFFICE TO LET

Ground Floor Offices, 68A Reddicap Hill, Sutton Coldfield, West Midlands, B75 7BG



535 SqFt (49.7 SqM) | £900.00 per calendar month

Key Features

- Excellent location close to Sutton Coldfield Town Centre
- Within a short distance to all local amenities including railway station, bus terminus and shopping centre
- Car parking provision available
- Good access to the M6, M6 Toll, M42, A5 and A38
- Refurbished office to include LED lighting, new floor coverings and WCs
- New Lease



LOCATION

The property is prominently situated on Reddicap Hill, being an arterial route into Sutton Coldfield Town Centre which is approximately half a mile west. The property is well located for access to the town centre including railway station, bus terminus and shopping provision together with the Midlands motorway network and Cross City railway line providing regular train services to Birmingham Grand Central and Lichfield City.

DESCRIPTION

The property comprises a self-contained office building. The offices available are located to the ground floor having been recently refurbished to include LED lighting, new carpet coverings, plaster painted walls and replacement WCs. Car parking is available and the number of spaces is to be agreed upon negotiation.

Area	SqFt	SqM
Ground	535	49.7
Total Floor Area	535	49.7

TERMS

The premises are available by way of a new lease for a term of five years.

ASKING RENT

£900.00 per calendar month

SERVICE CHARGE

A Service Charge is payable towards the costs of maintenance of common areas and landscaping.

BUSINESS RATES

Business rates to be reassessed.

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

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 will be payable

VIEWING

Strictly by prior appointment, please contact:



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