

# **BURLEY BROWNE**

**www.burleybrowne.co.uk**

**MODERN GROUND FLOOR OFFICES**

**TO LET**

**8 TRINITY PLACE  
MIDLAND DRIVE  
SUTTON COLDFIELD  
B72 1TX**



**Elm Suite 78.16 sq. m./841 sq. ft. or thereabouts**

**On site car parking.**

**High quality offices conveniently located in the heart of the commercial area of the Town Centre**

**0121 321 3441**

## 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 cross-city railway line providing regular train services to Birmingham City Centre and Lichfield.

## DESCRIPTION

The offices 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 includes gas central heating, carpeting, double glazing, suspended ceiling with CAT II lighting and perimeter trunking. WC and kitchenette to each suite. The offices are predominantly open plan with a partitioned meeting room.

## FLOOR AREAS

The offices comprise the following approximate floor area: -

**Elm Suite – 78.16 sq m/841 sq ft or thereabouts.**

## Car parking

2 car parking spaces are available within the Trinity Place courtyard.

## FIBRE OPTIC BROADBAND

It is understood that Fibre Optic Broadband is available into the Trinity Place Courtyard.

**Interested parties are advised to make their own enquiries with the relevant internet provider.**

## LEASE

The property is available by way of a new lease, the length of which is to be agreed upon negotiation.

## 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.

## BUSINESS RATES

Rateable Value obtained from the Valuation Office Rating List £10,500. Rates Payable 2020/2021 £5,239.50 prior to any transitional arrangements or small business rate relief that may be available.

**100% Small Business Rates Relief may be available in 2020/2021.**

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

## ENERGY PERFORMANCE CERTIFICATE

Energy Performance Asset Rating C - 63.

## LEGAL COSTS

Each party is to 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 appointment, please contact Burley Browne.***

***For further information, please contact:***

***- Steven Hannaford***

***0121 362 1534 / 07738 713829***

***[Steven.hannaford@burleybrowne.co.uk](mailto:Steven.hannaford@burleybrowne.co.uk)***



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**TERMS STATED ARE SUBJECT TO CONTRACT, AND ATTENTION IS DRAWN TO THE CONDITIONS PRINTED ON THE LAST PAGE.**

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You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through the website [www.commercialleasecode.co.uk](http://www.commercialleasecode.co.uk)



Energy Performance Certificate		HM Government
Non-Domestic Building		
ELM SUITE GROUND FLOOR Unit 8 Trinity Place Midland Drive SUTTON COLDFIELD B72 1TX	Certificate Reference Number: 0572-0630-4609-1799-6096	
<p>This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website <a href="http://www.communities.gov.uk/epbd">www.communities.gov.uk/epbd</a>.</p>		
<b>Energy Performance Asset Rating</b>		
<p>More energy efficient</p> <p><b>A+</b></p> <p>..... Net zero CO<sub>2</sub> emissions</p> <p><b>A</b> 0-25</p> <p><b>B</b> 26-50</p> <p><b>C</b> 51-75</p> <p><b>D</b> 76-100</p> <p><b>E</b> 101-125</p> <p><b>F</b> 126-150</p> <p><b>G</b> Over 150</p> <p>Less energy efficient</p>		
<p><b>68</b></p> <p>This is how energy efficient the building is.</p>		
<b>Technical information</b>		<b>Benchmarks</b>
<p>Main heating fuel: Natural Gas</p> <p>Building environment: Heating and Natural Ventilation</p> <p>Total useful floor area (m<sup>2</sup>): 82</p> <p>Building complexity (NOS level): 3</p> <p>Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup>): 64.57</p>		<p>Buildings similar to this one could have ratings as follows:</p> <p><b>35</b> If newly built</p> <p><b>69</b> If typical of the existing stock</p>

## **CONDITIONS UNDER WHICH THESE PARTICULARS ARE ISSUED**

**Burley Browne Ltd** for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are for guidance only and do not constitute any part of an offer or contract.

All descriptions, dimensions, references to condition and any necessary permissions for use and occupation together with all other details are given in good faith and are believed to be correct. However, any intending purchasers or tenants should not rely upon them as statements or representations of fact and must satisfy themselves by inspection or otherwise as to the correctness of each of them.

No person in the employment of Burley Browne has any authority to make or give any representation or warranty whatsoever in relation to this property.

### **Fixtures, Fittings and Services**

Reference to any gas, electrical or other fixtures, fittings, appliances or services have not been tested and no warranty is given or implied as to their availability, adequacy, condition or effectiveness.

### **VAT**

Unless otherwise stated all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject.

### **Tenure**

Burley Browne have not had the opportunity to inspect any title documentation and intending purchasers or tenants should verify information through their legal advisor.

### **Rates / Water Rates**

Verbal enquiries only have been made and interested parties are advised to verify figures direct with the appropriate authority.

### **Environmental / Asbestos**

No environmental audit or investigation has been carried out on the property and no Environmental Report has been inspected. We have not carried out an inspection for asbestos and no Asbestos Register has been viewed. Potential purchasers/tenants should satisfy themselves on the above matters through enquiries of their Surveyor/Solicitor.

**Burley Browne Chartered Surveyors is the trading name of Burley Browne Ltd**  
**Registered in England No. 5488324**  
**Registered Office: 1A Mitre Court, 38 Lichfield Road, Sutton Coldfield, B74 2LZ**