

BURLEY BROWNE

www.burleybrowne.co.uk

MODERN OFFICE SUITES

TO LET

**9 WRENS COURT
50 VICTORIA ROAD
SUTTON COLDFIELD
B72 1SY**



Upper Ground Floor 92.71m²/998 sq ft

First Floor 92.71m²/998 sq ft

Available separately or combined providing 185.42m²/1,996 sq ft

Convenient Town Centre location, car parking.

0121 321 3441

LOCATION

The property is situated on the popular Wrens Court Office Courtyard Development located adjoining the Town Centre Ring Road and therefore in a minutes walking distance from the central shopping area, bus terminus and railway station.

Sutton Coldfield is well placed for access to the Midland motorway network including the M6 Toll and M42.

DESCRIPTION

Wrens Court is a high quality and popular office development and 9 Wrens Court fronts Victoria Road and is also accessed from the courtyard approached from South Parade.

Two floors are available being the upper ground floor and first floor both accessed from the courtyard via a shared entrance hall and staircase with WCs off. In addition, the upper ground floor suite has an entrance directly off Victoria Road.

The specification includes suspended ceiling with recessed lighting, perimeter trunking, double glazing, carpeting, central heating serving radiators and kitchenette to each floor.

FLOOR AREAS

Upper Ground Floor 92.71m²/998 sq ft.
First Floor 92.71m²/998 sq ft.
Available separately or combined providing a total of 185.42m²/1,996 sq ft.

Car Parking

A car parking space is available with each floor. An additional space may be available on negotiation.

LEASE

The offices are available by way of a sub-lease outside Section 24 to 28 of the Landlord & Tenant Act 1954 expiring December 2020. Shorter lease terms may be considered.

RENT

£12,000 per annum per floor exclusive.

SERVICE CHARGE

A Service Charge will be payable towards the cost of electricity, heating, maintenance of the building, common areas and building insurance. Further details upon request.

BUSINESS RATES

The offices will require re-assessing for Business Rates. Estimated Rates Payable in the region of £6 per sq ft per annum.

ENERGY PERFORMANCE CERTIFICATE

Energy Performance Asset Rating Band C.

A full copy of the Energy Performance Certificate is available upon request.

LEGAL COSTS

Each party to be responsible for their own legal costs.

VAT

All figures quoted are exclusive of VAT which it is understood will be payable.

VIEWING

Strictly by appointment, please contact

Burley Browne on 0121 321 3441.



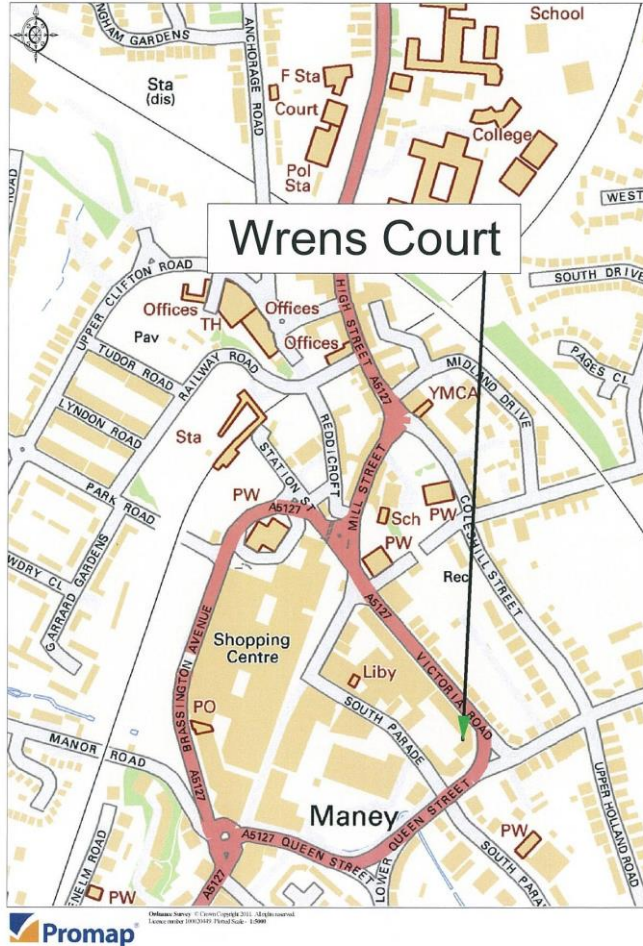
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TERMS STATED ARE SUBJECT TO CONTRACT, AND ATTENTION IS DRAWN TO THE CONDITIONS PRINTED ON THE LAST PAGE.

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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



Energy Performance Certificate
Non-Domestic Building

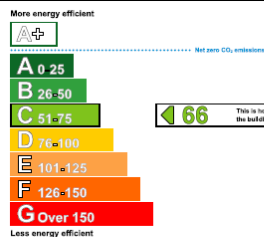


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Certificate Reference Number:
0470-0235-3480-3426-7002

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 www.communities.gov.uk/epbd.

Energy Performance Asset Rating



Technical Information

Main heating fuel: Natural Gas
Building environment: Heating and Mechanical Ventilation
Total useful floor area (m²): 224
Building complexity (BOS level): 3
Building emission rate (kgCO₂/m²): 42.77

Benchmarks

Buildings similar to this one could have ratings as follows:

23 if newly built

67 if typical of the existing stock

Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.

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
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Registered Office: 1A Mitre Court, 38 Lichfield Road, Sutton Coldfield, B74 2LZ**