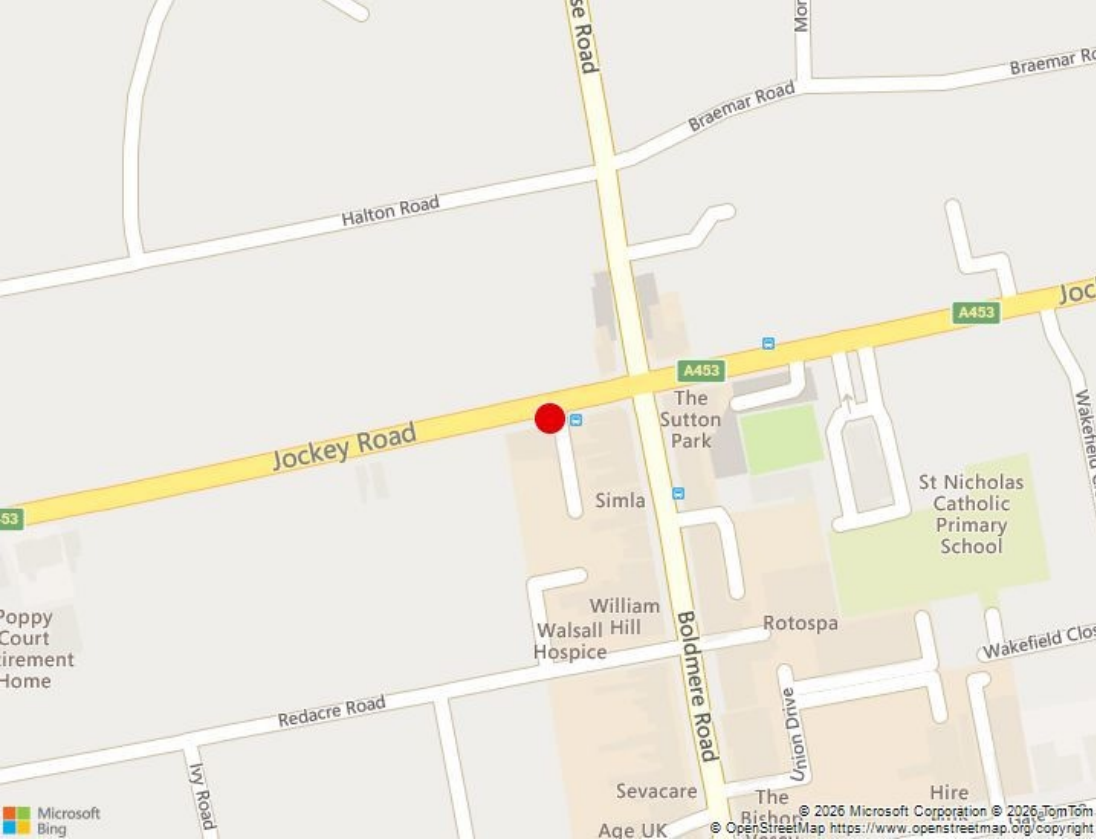


SELF CONTAINED TWO-STOREY OFFICES TO LET/ MAY SELL

247A Jockey Road, Boldmere, Sutton Coldfield, B73 5XE

860 SqFt (79.89 SqM) | £14,000 per annum exclusive





KEY FEATURES

- Rear car parking for approximately 6 to 8 vehicles
- Excellent access to A452, M6 and M6 Toll
- Close proximity to the Boldmere High Street
- New lease
- Self contained office unit
- Available to let as a whole or first floor only basis

LOCATION

The property is conveniently located on the A453 Jockey Road close to its junction with Boldmere Road and within a predominantly residential area although immediately adjoining other office and retail premises. Neighbouring retailers consists of mixed-use neighbouring retailers including Sutton Runner, St Nicholas Catholic Primary School and a variety of restaurants and cafes nearby. Sutton Coldfield railway station is approximately 1.6 miles providing direct access into Birmingham New Street and Lichfield along with regular bus routes just a short walk away.

DESCRIPTION

The property comprises a self-contained two storey end of terrace office building with glazed frontage to part of the ground floor and cellular offices across both floors. The property benefits from a separate kitchen and store rooms on the ground floor and WCs to each floor. There is a designated car parking area to the rear of the property with space for roughly 6 to 8 vehicles. The property is available to let as a whole or first floor only basis.



Area	SqFt	SqM
Ground Floor	441	40.97
First Floor	419	38.93
Total Floor Area	860	79.89

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TERMS

The premises are to be offered by way of a new full repairing and insuring lease for a term of five years or multiple thereof.

Alternatively, the landlord may consider a sale of the freehold.

ASKING RENT

£14,000 per annum exclusive

EPC

Energy Performance Rating C-53. Certificate available on request.

BUSINESS RATES

Rateable Value £12,000 obtained from the Valuation Office Rating List

However, businesses may benefit from 100% small business rates relief in 2026/27 on this property

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 we understand will not be applicable.

VIEWING

Strictly by prior appointment, please contact:



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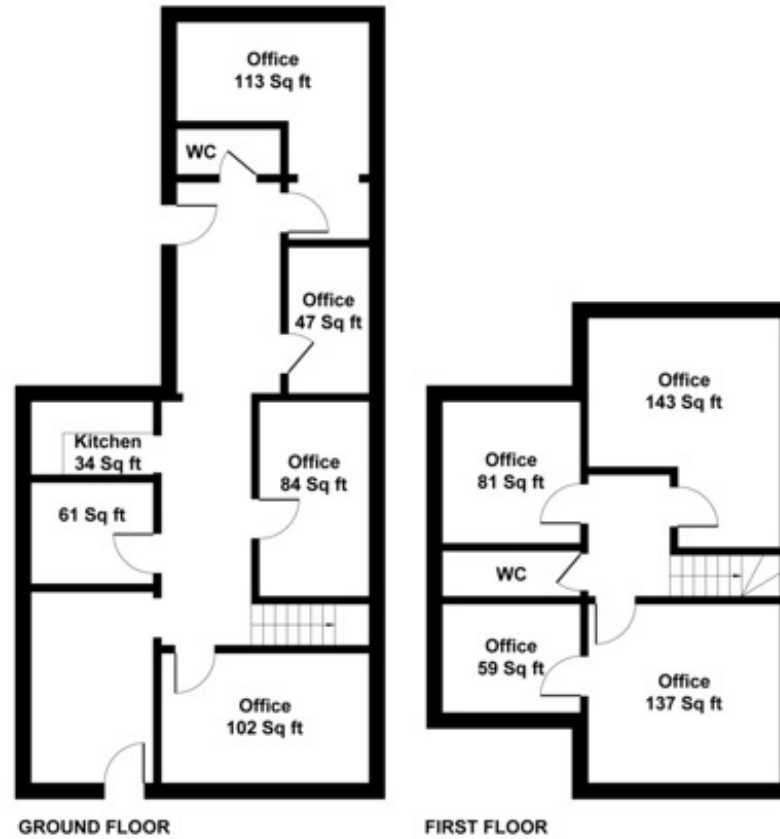


Burley Browne gives notice that, (i) these particulars are intended as a general outline only for the guidance of prospective purchasers or lessees and do not constitute any part of any offer or contract, (ii) the accuracy of any description and or dimensions necessary for use and occupation cannot be 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.

247A Jockey Road

Approximate Gross Internal Area
1333 sq ft - 124 sq m



Not to Scale. Produced by The Plan Portal 2026
For Illustrative Purposes Only.