

45 Lower Parade

Sutton Coldfield B72 1XX

Modern Offices
TO LET

870 - 11,539 sq ft
(80.87 - 1,072.05 sq m)

- On site parking at adjacent multi-storey car park
- Town centre location in heart of Sutton Coldfield
- Close to all amenities: Sutton Coldfield railway station approx ¼ mile, bus stops approx 200 m



Location

45 Lower Parade is located off Lower Parade, in central Sutton Coldfield. Lower Parade turns onto Victoria Road the main arterial route for Sutton Coldfield (A5127).

The town is located some 8 miles north east of Birmingham city centre, 11.5 miles east of Walsall and 8.4 miles south west of Tamworth.

The town benefits from excellent road communications with the M6 (J6/7) and the M6 Toll motorway in close proximity providing access to Manchester (88 miles) and the north west. The M42 (J7) is also in close proximity situated 10.7 miles to the south of the town providing quick and easy access to the M5 and the south west.

45 Lower Parade

Description

The accommodation comprises open plan offices located on the second floor which were refurbished in 2013 to provide a modern specification. Immediately adjacent to 45 Lower Parade is a multi-storey car park, where car parking spaces are provided.

The accommodation offers:

- Suspended ceilings
- Recessed LG lighting
- Perimeter trunking
- Comfort cooling
- Kitchen and toilet facilities
- Car parking at a ratio of 1:250 sq ft

Accommodation

	sq ft	(sq m)
Third Floor	870	80.87
Second Floor	3,968	368.64
Second Floor (main)	6,701	622.54
Total Net Internal Area	11,539	1,072.05

Available as a whole or in part.

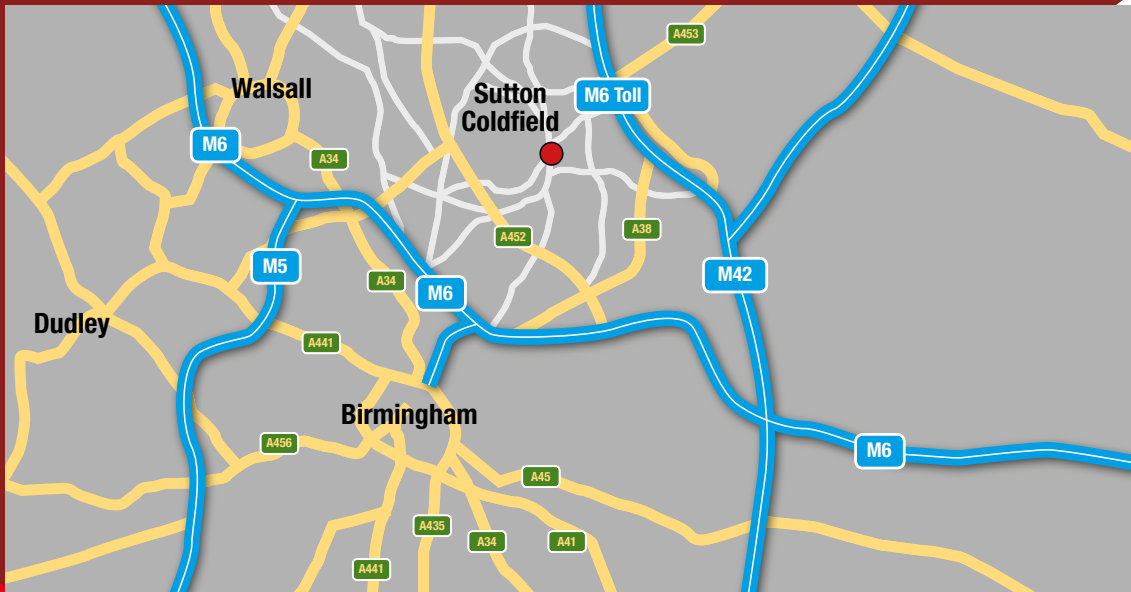
Energy Performance Certificate

The property has an energy performance rating of D-91.



HOUSE OF
FRASER
SINCE 1849





SAT NAV: **B72 1XX**



45 Lower Parade



Train

- **Lichfield City Centre**
every 10 minutes - journey time 15 minutes
- **Sutton Coldfield**
- **Birmingham New Street Station**
every 10 minutes - journey time 20 minutes
- **Five Ways Edgbaston**
every 10 minutes - journey time 25 minutes
- **Birmingham University**
every 10 minutes - journey time 30 minutes
- **Redditch**
every 20 minutes - journey time 1 hour



Bus

There are 55 local bus routes operating from Sutton Coldfield covering areas including:

- Birmingham City Centre
- Walsall
- West Bromwich
- Tamworth
- Burton upon Trent

Viewing

Strictly by appointment with the joint agents.



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