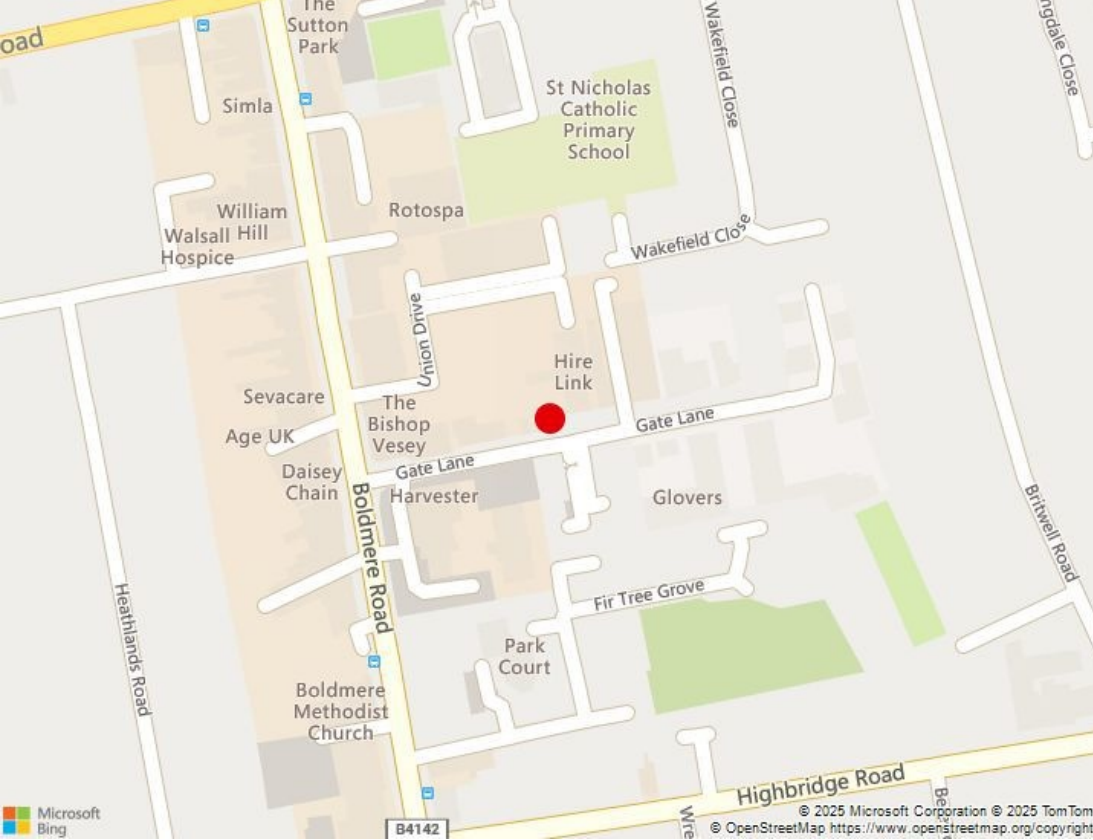


TWO STOREY SEMI DETACHED OFFICES TO LET

9a Gate Lane, Boldmere, Sutton Coldfield, West Midlands, B73 5TR

507 SqFt (47.1 SqM) | £6,500 per annum exclusive





KEY FEATURES

- Situated just off the popular Boldmere Road parade
- Predominantly open plan
- Approximately 1½ miles from Sutton Coldfield Town Centre and Railway Station with excellent transport links
- 2 car parking spaces
- New Lease

LOCATION

The property is situated on Gate Lane close to the junction off Boldmere Road (B4531), a popular parade with a wide range of retailers including Sainsbury's Local, Boots and Costa Coffee. Sutton Coldfield Town Centre and Railway Station is approximately 1½ miles away providing direct access to Lichfield and Birmingham New Street along with a regular bus route which also runs throughout Birmingham, Sutton Coldfield and the surrounding areas.

DESCRIPTION

The property is a semi detached building offering self contained offices across two floors. The ground floor office comprises a open reception/office with a WC and kitchenette to the rear. The first floor comprises of two well appointed separate offices. The property benefits from gas central heating, fluorescent strip lighting and carpet floor coverings. The property is alarmed and comes with 2 car parking spaces located at the front and rear of the property.

Area	SqFt	SqM
Ground Floor	275	25.55
First Floor	232	21.55
Total Floor Area	507	47.1



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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 multiples thereof.

ASKING RENT

£6,500 per annum exclusive

EPC

Energy Performance Rating D-95. Certificate available on request.

BUSINESS RATES

Rateable Value £5,400 obtained from the Valuation Office Rating List.

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 will be payable

VIEWING

Strictly by prior appointment, please contact:



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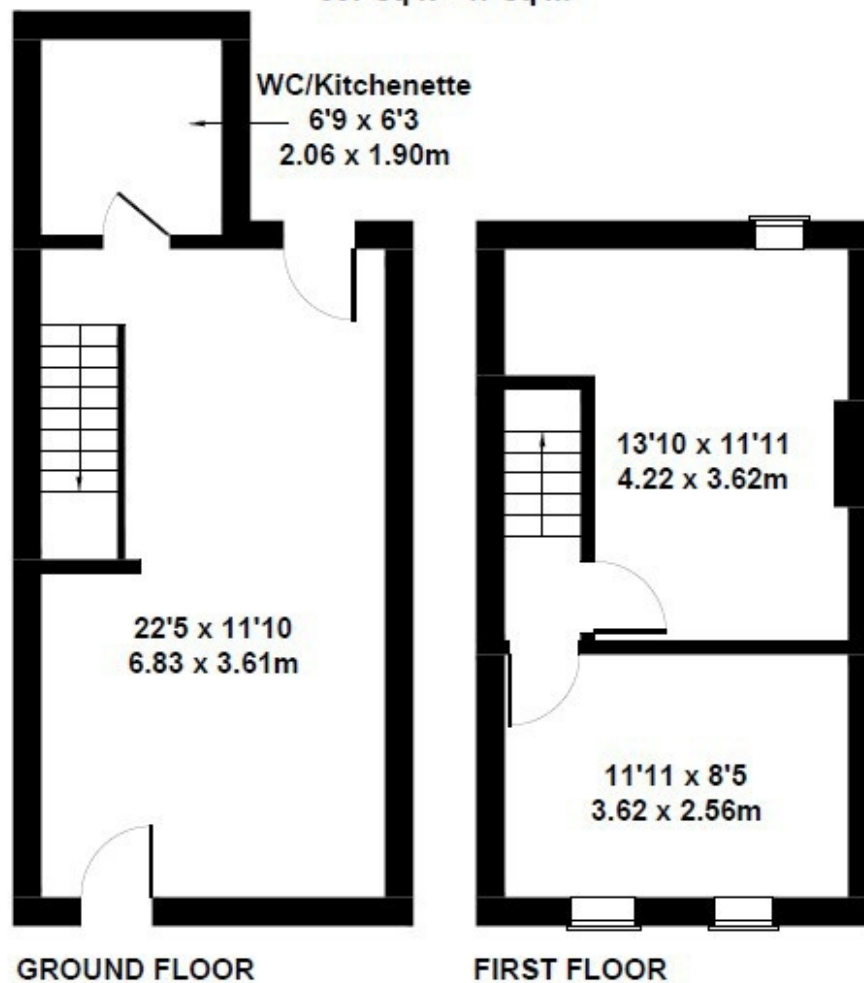
Burley Browne gives notice that, (i) these particulars are intended as a general outline only for the guidance of prospective purchasers or lessees and do not constitute any part of any offer or contract, (ii) the accuracy of any description and or dimensions necessary for use and occupation cannot be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

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Approximate Gross Internal Area

507 sq ft - 47 sq m



Not to Scale. Produced by The Plan Portal 2025

For Illustrative Purposes Only.