

# BURLEY BROWNE

[www.burleybrowne.co.uk](http://www.burleybrowne.co.uk)

## PART SECOND FLOOR OFFICE TO LET

PLANTSBROOK HOUSE  
94 THE PARADE  
SUTTON COLDFIELD  
B72 1PH



Part Second Floor - 63.80m<sup>2</sup>/687 sq ft or thereabouts

Town Centre premises  
Adjacent to Shopping Centre and close to the Railway Station

Lift, Car parking

**0121 321 3441**

## LOCATION

Plantsbrook House is excellently located within the Gracechurch Shopping Centre in The Parade and in the pedestrianised section of the Town Centre.

The premises are close to all local facilities including Sutton Coldfield railway station providing regular train services on the cross-city line to Birmingham New Street, Lichfield and Redditch.

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

## DESCRIPTION

The accommodation available is located on the 2<sup>nd</sup> floor of Plantsbrook House accessed via a shared reception hall, stairwell and lift.

Internally, the premises comprise four office rooms accessed via a shared corridor. The accommodation provides CAT II lighting, perimeter trunking and suspended ceilings.

Each floor has its own ladies and gents toilets with staircase to front and rear. A shared kitchen is available on the 2<sup>nd</sup> floor.

## FLOOR AREAS

The offices comprise the following approximate floor area:-

Part Second Floor - **63.80m<sup>2</sup>/687 sq ft or thereabouts**

## CAR PARKING

Car parking is available with the property. Further details on application.

## LEASE

The premises are available by way of a new lease, the length of which is to be agreed on negotiation.

## RENT

£7,000 per annum exclusive

## SERVICE CHARGE

A service charge is payable to cover the cost of the landlord's services including heating, cleaning and lighting of the common areas, building maintenance, repair etc. In addition the tenant will pay a due proportion of building insurance.

## BUSINESS RATES

Rateable Value obtained from the Valuation Office Rating List £4,750.

Rates Payable 2017/2018 £2,213.50 prior to any transitional arrangements or small business rate relief which may apply. However, businesses may benefit from 100% business rates relief in 2017/2018 on this property.

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

## ENERGY PERFORMANCE CERTIFICATE

Energy Performance Asset Rating Band D.

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.***



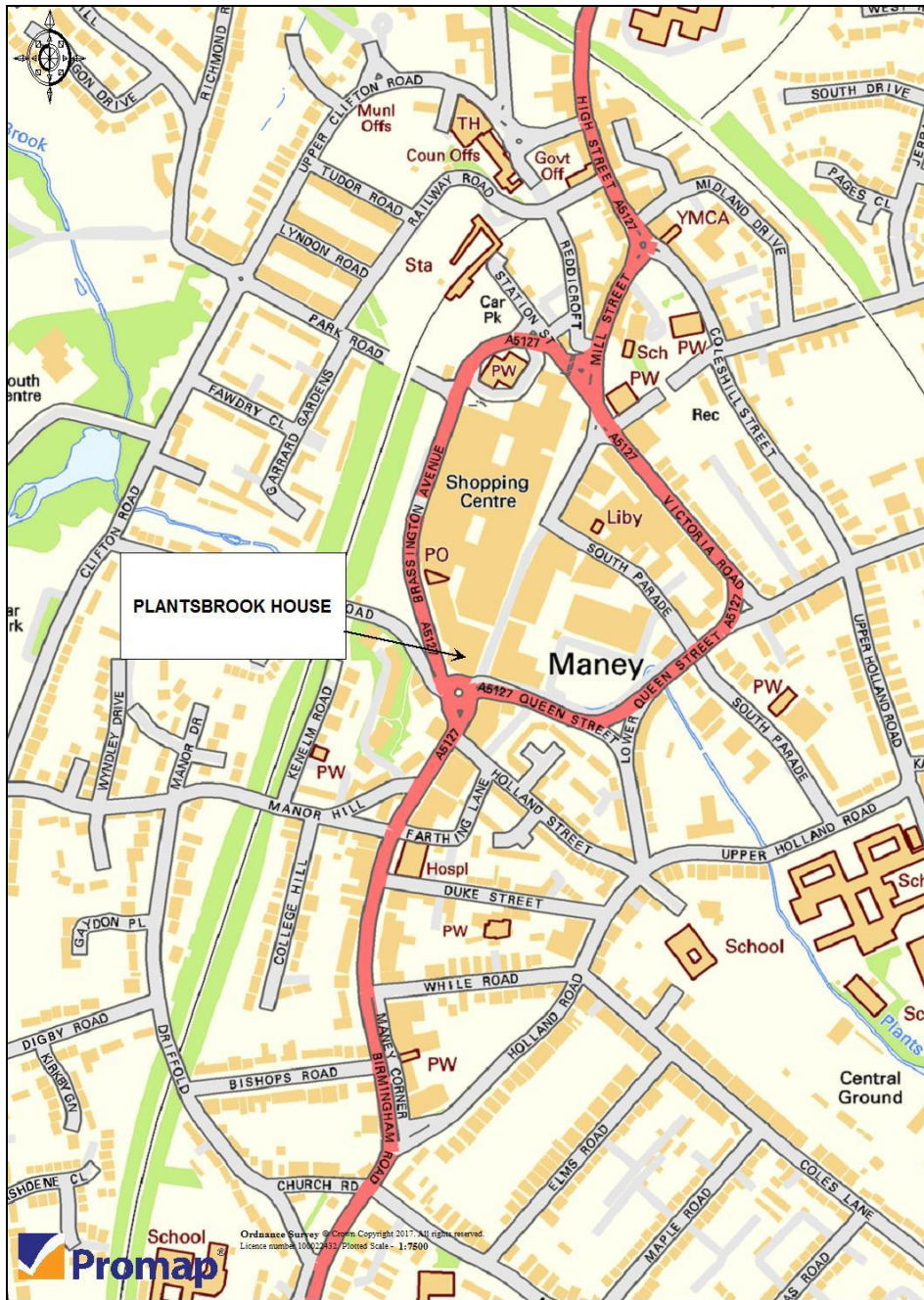
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**TERMS STATED ARE SUBJECT TO CONTRACT, AND ATTENTION IS DRAWN TO THE CONDITIONS PRINTED ON THE LAST PAGE.**

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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](http://www.commercialleasecode.co.uk)



Energy Performance Certificate		HM Government
Non-Domestic Building		
<b>Plantsbrook House</b> 94 Gracechurch Shopping Centre The Parade SUTTON COLDFIELD B72 1PH	<b>Certificate Reference Number:</b> 0450-0432-5419-2002-8092	
<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 in the guidance document <i>Energy Performance Certificates for the construction, sale and let of non-dwellings</i> available on the Government's website at <a href="http://www.gov.uk/government/collections/energy-performance-certificates">www.gov.uk/government/collections/energy-performance-certificates</a>.</p>		
Energy Performance Asset Rating		
More energy efficient <b>A+</b>		
Net zero CO <sub>2</sub> emissions		
<b>A</b> 0-25 <b>B</b> 26-50 <b>C</b> 51-75 <b>D</b> 76-100 <b>E</b> 101-125 <b>F</b> 126-150 <b>G</b> Over 150 Less energy efficient		
<b>82</b> This is how energy efficient the building is.		
Technical Information		Benchmarks
Main heating fuel: Natural Gas Building environment: Heating and Natural Ventilation Total useful floor area (m <sup>2</sup> ): 1338 Building complexity (NOS level): 4 Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year): 47.21 Primary energy use (kWh/m <sup>2</sup> per year): Not available	Buildings similar to this one could have ratings as follows: <b>29</b> If newly built <b>76</b> If typical of the existing stock	

## **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**