



JOHNSON FELLOWS

CHARTERED SURVEYORS

**MODERN OFFICES  
TO LET**

**Sutton Coldfield  
45 Lower Parade  
B72 1XX**

- Town centre location
- Close to all town centre amenities



Tel: 0121 643 9337 Fax: 0121 643 6407

[johnsonfellows.com](http://johnsonfellows.com)



# JOHNSON FELLOWS

CHARTERED SURVEYORS

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

## DESCRIPTION

The accommodation comprises open plan offices located on the second floor which were refurbished in 2013, providing a modern specification.

The specification includes:

- Suspended ceilings
- Recessed lighting
- Perimeter trunking
- Comfort cooling
- Kitchen and WC facilities

## ACCOMMODATION

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

*Please note that every effort has been made to ensure that the above floor areas are accurate. They have been measured in accordance with the RICS code of measuring practice. Fittings may have restricted measurement at the time of inspection and therefore, interested parties should verify these for themselves.*

## TENURE

The accommodation is available on a new effective FR&I lease.

## RENT AND TERMS

On application to the agent, Johnson Fellows.

## SERVICE CHARGE

A service charge will be payable for the landlord's services provided.



# JOHNSON FELLOWS

CHARTERED SURVEYORS

## BUSINESS RATES

The occupier will be responsible for payment of the Business Rates direct to the local authority.

## ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate has a D 91 rating.

## LEGAL COSTS

Each party is to be responsible for its own legal costs incurred in a transaction.

## VAT

VAT will apply.

## VIEWING

All viewings by prior appointment through this office.

## CONTACT

Mark Fitzpatrick

Email: [mark.fitzpatrick@johnsonfellows.co.uk](mailto:mark.fitzpatrick@johnsonfellows.co.uk)

Tel: 0121 234 0432

Mobile: 07305 334 286

Or joint agent Colliers

Telephone - 0121 265 7616 [douglas.bonham@colliers-uk.com](mailto:douglas.bonham@colliers-uk.com)

## SUBJECT TO CONTRACT

Misrepresentation ACT 1967 NOTICE - Johnson Fellows themselves and for the vendors or lessors of the property whose agents they are, give notice that 1. These particulars do not constitute any part of any offer or contract. 2. All statements contained in these particulars as to this property are made without responsibility on the part of Johnson Fellows, their joint agents or the vendors or lessors. 3. None of the statements contained in these particulars as to this property are to be relied on as statements or representation of fact. 4. Any intended purchaser or lessors must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 5. The vendors or lessors do not make or give and neither Johnson Fellows nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

Tel: 0121 643 9337 Fax: 0121 643 6407

[johnsonfellows.com](http://johnsonfellows.com)