

BURLEY BROWNE

www.burleybrowne.co.uk

PART SECOND FLOOR OFFICES

TO LET

**2 DUKE STREET
SUTTON COLDFIELD
BIRMINGHAM
B72 1RJ**



IPMS 3 Office Area 109.67 sq m / 1,180 sq ft

Conveniently located in close proximity to Sutton Coldfield Town Centre, Railway Station, Bus Terminus and The Gracechurch Shopping Centre

Three car parking spaces in the rear car park

0121 321 3441

LOCATION

2 Duke Street is prominently situated on the corner of Duke Street and the A5127 (Birmingham Road) on the southern edge of Sutton Coldfield Town Centre. Other occupiers within the building include **Dignity Funeral Services**, **Pearson Vue** and **Fairway Training**.

Local facilities are all within easy walking distance including the main shopping centre, Sutton Coldfield railway station which provides regular train services to **Birmingham New Street**, **Lichfield** and **Redditch**. The offices are well placed for access to the Midland motorway network, Junctions 5 and 6 of the M6 motorway and Junction 9 of the M42. Birmingham city centre is located approximately 7.5 miles to the south.

Streetview

<https://www.google.com/maps/@52.5587873,-1.8266292,3a,75y,127.16h,95.07t/data=!3m6!1e1!3m4!1swCC5WwHF0RIdu8YLaMCCaQ!2e0!7i16384!8i8192>

DESCRIPTION

The accommodation is located on the second floor within a purpose built multistorey office building offering views across Sutton Coldfield Town Centre. The offices are approached via a reception with a lift providing access to all floors. The second floor includes a small lobby area leading to the available offices.

Internally, the premises comprise office accommodation benefitting from a number of partitioned offices and a meeting room, although is capable of being completely open plan (**see indicative floor plan overleaf**).

The specification includes gas central heating serving radiators, double glazing, carpeting, perimeter trunking, suspended ceiling and Cat II lighting. Male and female WCs are located on alternate floors.

FLOOR AREAS

The premises comprise the following approximate floor areas: -

IPMS 3 Office Area 109.67 sq m / 1,180 sq ft

CAR PARKING

3 car parking spaces are available within the rear car park.

Additional on-street parking is available together with a local authority car park opposite.

LEASE

The property is to be Let on a new lease for a term of 5 years.

RENT

£15,000 per annum exclusive.

SERVICE CHARGE

The tenant will be responsible for contributing towards maintenance of the common areas, car park, building insurance and refuse. Further details are available on request.

BUSINESS RATES

Rateable Value obtained from the Valuation Office Rating List £12,500. Rates Payable 2020/2021 £6,237.50 prior to any transitional arrangements or small business rate relief that may be available.

Tapered Small Business Rates Relief may be available on this property in 2021/2022.

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

ENERGY PERFORMANCE CERTIFICATE

Energy Performance Assessment awaited.

LEGAL COSTS

Each party is to 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 through the sole agent, Burley Browne. Please contact: -

Steven Hannaford MRICS

DDI: 0121 362 1534 / Mob: 07738 713829

E: steven.hannaford@burleybrowne.co.uk



For the latest news, [follow us](#) on twitter

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

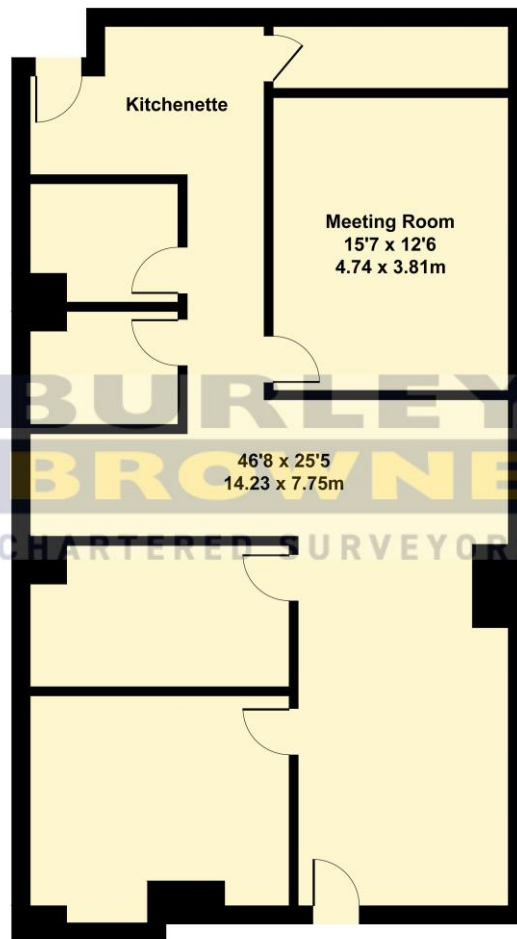
9964

300421

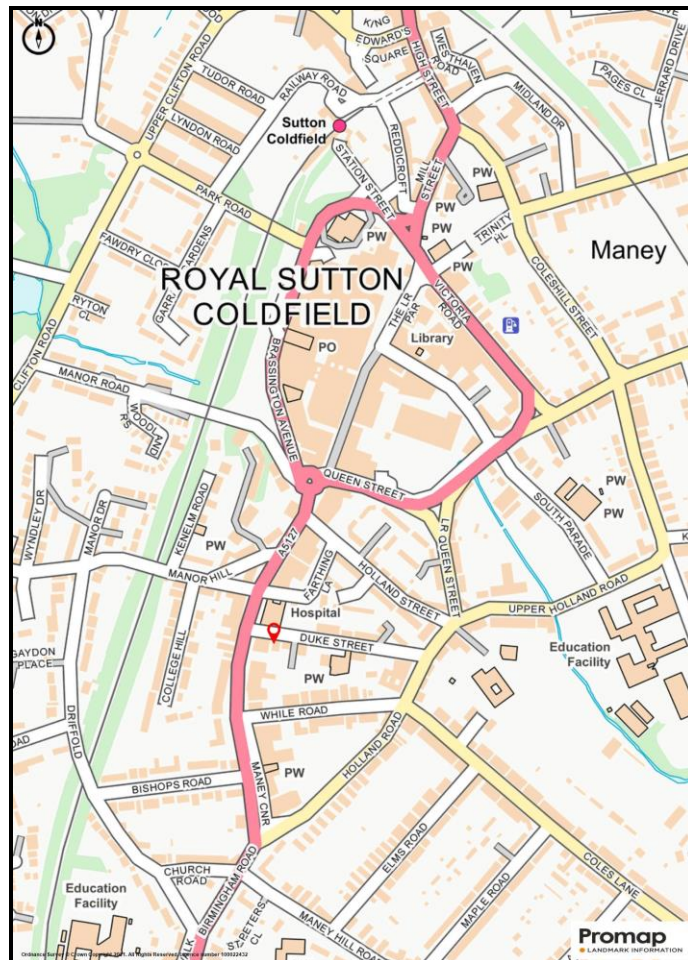
You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through the website www.commercialleasecode.co.uk

2 Duke Street

Approximate Gross Internal Area
1184 sq ft - 110 sq m



Not to Scale. Produced by The Plan Portal 2021
For Illustrative Purposes Only.



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
Registered in England No. 5488324
Registered Office: 1A Mitre Court, 38 Lichfield Road, Sutton Coldfield, B74 2LZ