45 Lower Parade
Sutton Coldfield B72 1XX

Modern Offices
TO LET
3,968 - 11,539 sq ft
(368.64 - 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

<table>
<thead>
<tr>
<th>Floor Type</th>
<th>sq ft</th>
<th>(sq m)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Third Floor</td>
<td>870</td>
<td>80.87</td>
</tr>
<tr>
<td>Second Floor</td>
<td>3,968</td>
<td>368.64</td>
</tr>
<tr>
<td>Second Floor (main)</td>
<td>6,701</td>
<td>622.54</td>
</tr>
<tr>
<td><strong>Total Net Internal Area</strong></td>
<td><strong>11,539</strong></td>
<td><strong>1,072.05</strong></td>
</tr>
</tbody>
</table>

Available as a whole or in part.

Energy Performance Certificate
The property has an energy performance rating of D-91.
45 Lower Parade

**Train**
- Lichfield City Centre: every 10 minutes - journey time 15 minutes
- Sutton Coldfield: every 10 minutes - journey time 20 minutes
- 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.

**Conditions under which particulars are issued:**
Colliers and Burley Browne for themselves and for the vendors or lessors of this property whose agents they are give notice that:
(i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, any offer or contract;
(ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
(iii) no person in the employment of Colliers and Burley Browne has any authority to make or give any representation or warranty whatever in relation to this property.

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