

BURLEY BROWNE

www.burleybrowne.co.uk

REFURBISHED FIRST FLOOR OFFICES

TO LET

**3A BELWELL LANE
MERE GREEN
SUTTON COLDFIELD
B74 4AA**



IPMS 3 Office Area - 102.34 sq m/1,102 sq ft

Plus attic storage

3 car parking spaces

Excellent location within the heart of Mere Green, close to all local facilities

Potential for a variety of uses subject to planning.

0121 321 3441

LOCATION

The offices premises are located by way of a separate self contained entrance adjacent to Kool Hairdresser on Belwell Lane. The office premises are immediately opposite the entrance to Waitrose and close to Mere Green island between the junction with Lichfield Road (A5127) and Belwell Lane/Mere Green Road (B4151). Mere Green is a busy commercial centre an affluent suburb of Sutton Coldfield situated 10 miles to the north east of Birmingham. Major occupiers within Mere Green include **Marks & Spencer Food Hall, Sainsbury's, Waitrose, Café Nerro** and a number of well known restaurants including **Gusto, Bistrot Pierre** and **Prezzo**.

DESCRIPTION

The office accommodation which also includes gas fired central heating serving radiators, UPVC double glazing to the majority of windows and carpeting comprise the following:-

Ground floor – self-contained entrance with intercom door control to entrance hall with tiled floor and staircase leading to:

First floor – reception 3.0m maximum x 2.16m minimum, front office 5.80m x 3.70m minimum and including wide bay window, general office 5.55m maximum x 2.54m average and having staircase leading to the second floor. Rear office 4.74m x 2.97m maximum, rear lobby leading to board room 4.72m x 2.94m, ladies and gents WC's and fitted kitchen.

Second floor - office 7.01m maximum x 4.12m.

Attic – A loft ladder leads to a boarded attic providing archive storage.

Floor areas

First floor	73.46 sq m/791 sq ft
Second floor	28.88 sq m/311 sq ft
Attic storage	14.68 sq m/158 sq ft

IPMS 3 Office area - 102.34 sq m/1,102 sq ft, plus attic storage.

Refurbishment

The office premises have been refurbished to include modern LED lighting, plastered finished walls and new carpeting/floor covering throughout. Full details upon application.

Outside

Rear car park including 3 car parking spaces. Additional space available on negotiation.

LEASE

The premises are available by way of a new 6 year lease or multiples thereof.

RENT

£15,000 per annum exclusive, payable quarterly in advance.

SERVICE CHARGE

A service charge will be payable towards maintaining the exterior of the property and common parts, car parking areas etc. The service charge for 2018/19 is in the region of £760 per quarter.

The tenant will also be responsible for a due proportion of the building insurance.

BUSINESS RATES

Rateable Value £13,000 obtained from the Valuation Office Rating List.

Rates Payable (2019/2020) £6,383 prior to any transitional arrangements.

However, businesses may benefit from tapered business rate relief in 2019/2020 on this property.

Interested parties are advised to make their own enquiries with the local authority (Birmingham).

LEGAL COSTS

Each party will be responsible for their own legal costs.
VAT

All figures quoted are exclusive of VAT, which may be payable.

VIEWING

Strictly by appointment via the sole letting agents, Burley Browne on 0121 321 3441

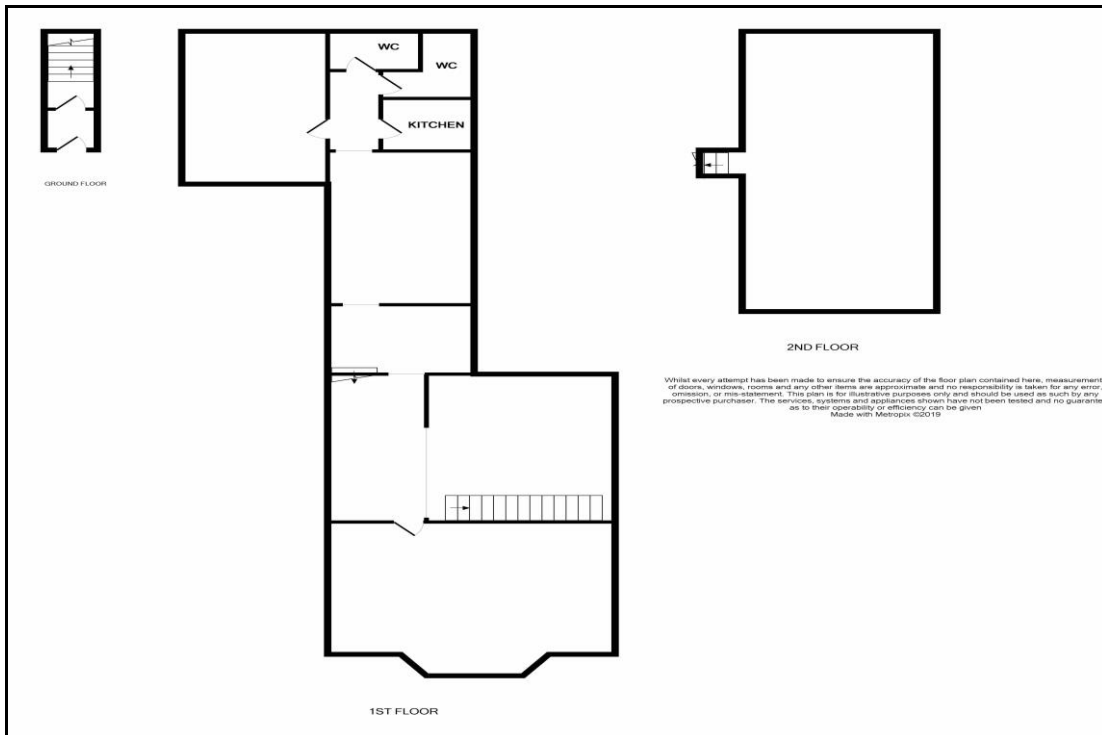
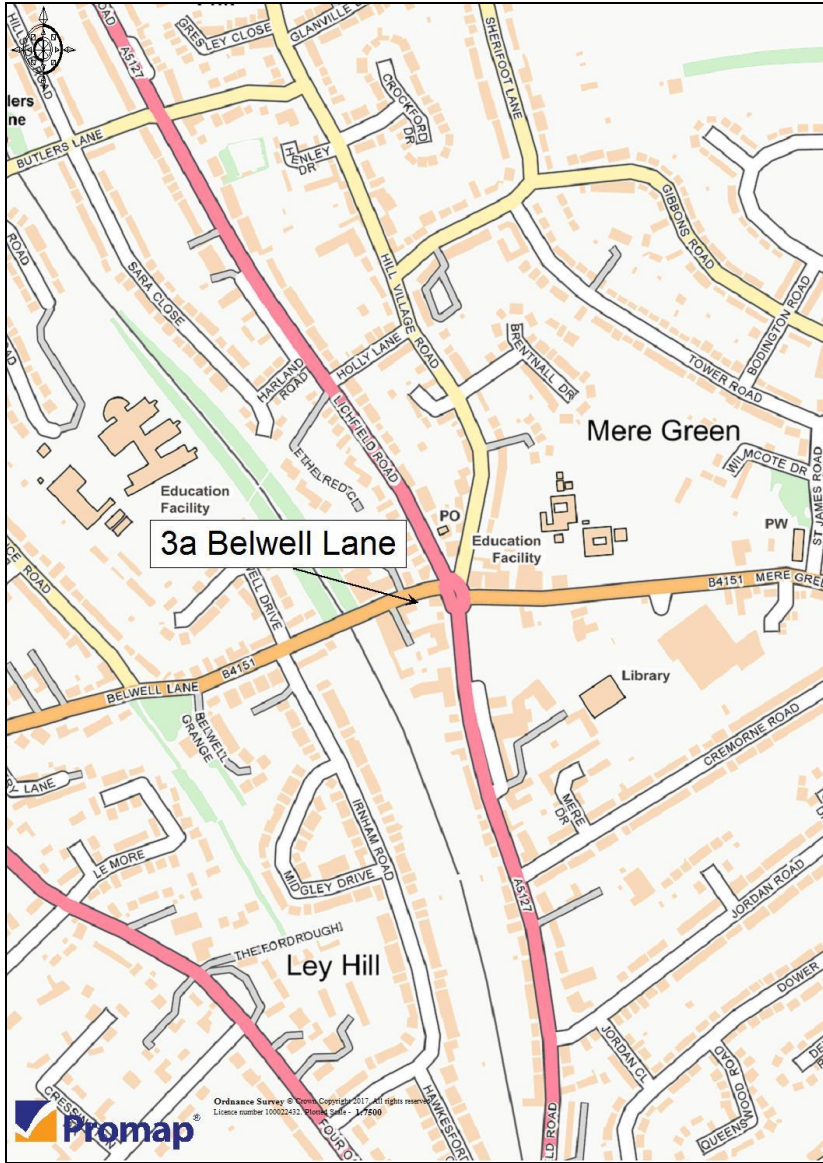


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TERMS STATED ARE SUBJECT TO CONTRACT, AND ATTENTION IS DRAWN TO THE CONDITIONS PRINTED ON THE LAST PAGE.

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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**

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