Preliminary brochure

MODERN OFFICE TO LET

11,331 sq ft

CONTACT US

Viewing is strictly by prior appointment with Colliers International, through:

Douglas Bonham
National Offices
+44 121 265 7616
douglas.bonham@colliers.com

Colliers International
Eleven Brindleyplace
2 Brunswick Square
Brindleyplace
BIRMINGHAM
B1 2LP
+44 121 265 7500
www.colliers.com/uk/offices

Second Floor
Red Rose Centre
45 Lower Parade
Sutton Coldfield
B72 1XX

- Attractive Modern Offices
- On-site parking at adjacent multi-storey car park
- Prominent positioning: Sutton Coldfield Town Centre

11,331 sq ft
LOCATION
The Red Rose Centre is located off Lower Parade, in Central Sutton Coldfield. Lower Parade, runs onto Victoria Road, Sutton Coldfield’s main arterial route (A5127).

The town is located some 8 miles (13km) north east of Birmingham city centre, 11.5 miles (18.5km) east of Walsall and circa 8.4 miles (13.5km) south west of Tamworth.

The town benefits from excellent road communications with the M6 (J6/J7) and the M6 (Toll) motorways 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 (17.km) 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 to provide a modern specification. Immediately adjacent to 45 Lower Parade is a multi-storey car park, where car parking is provided.

The accommodation has, suspended ceilings with recessed LG lighting, perimeter trunking and air-conditioning. There are modern kitchen and toilet facilities within the accommodation.

PARKING
Parking is available at a ratio of 1 space per 250 sq ft

TENURE
The offices are available to let on a new lease direct from the landlord.

RENT
The quoting rent is £10.00 per sq ft per annum, exclusive.

BUSINESS RATES
The second floor is listed as a single entity with the Valuation Office Agency (VOA), with a Rateable Value of £99,500. Based upon this assessment and the current rates poundage (£0.497) this equates to an approximate rates payable of £4.37 per sq ft per annum. For clarity we recommend that you make your own enquiries with the Valuation Office Agency.

SERVICE CHARGE
TBC per sq ft

FLOOR AREAS
The property has the following approximate net internal floor areas:

<table>
<thead>
<tr>
<th>Accommodation</th>
<th>Size (sq ft)</th>
<th>Size (sq m)</th>
</tr>
</thead>
<tbody>
<tr>
<td>First Floor</td>
<td>11,331</td>
<td>1,052.65</td>
</tr>
<tr>
<td>TOTAL</td>
<td>11,331</td>
<td>1,052.65</td>
</tr>
</tbody>
</table>

EPC
EPC Rating for the property is D (91 points).

VAT
VAT is charged at the prevailing rate.

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