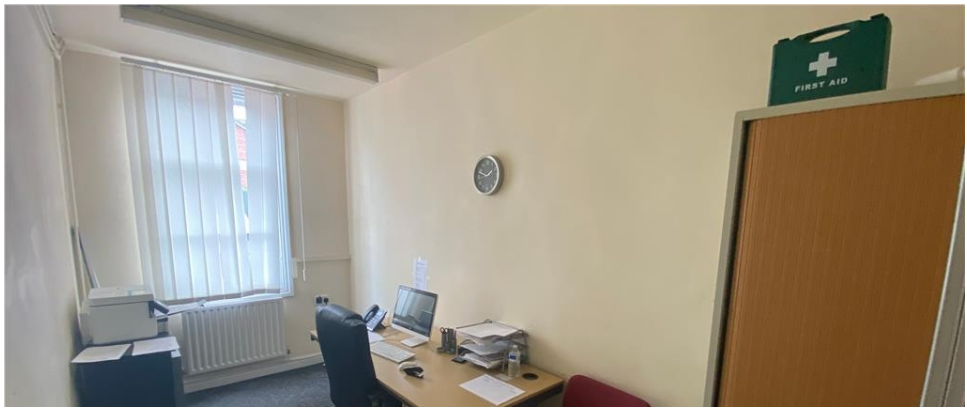
BURLEY BROWNE
CHARTERED SURVEYORS

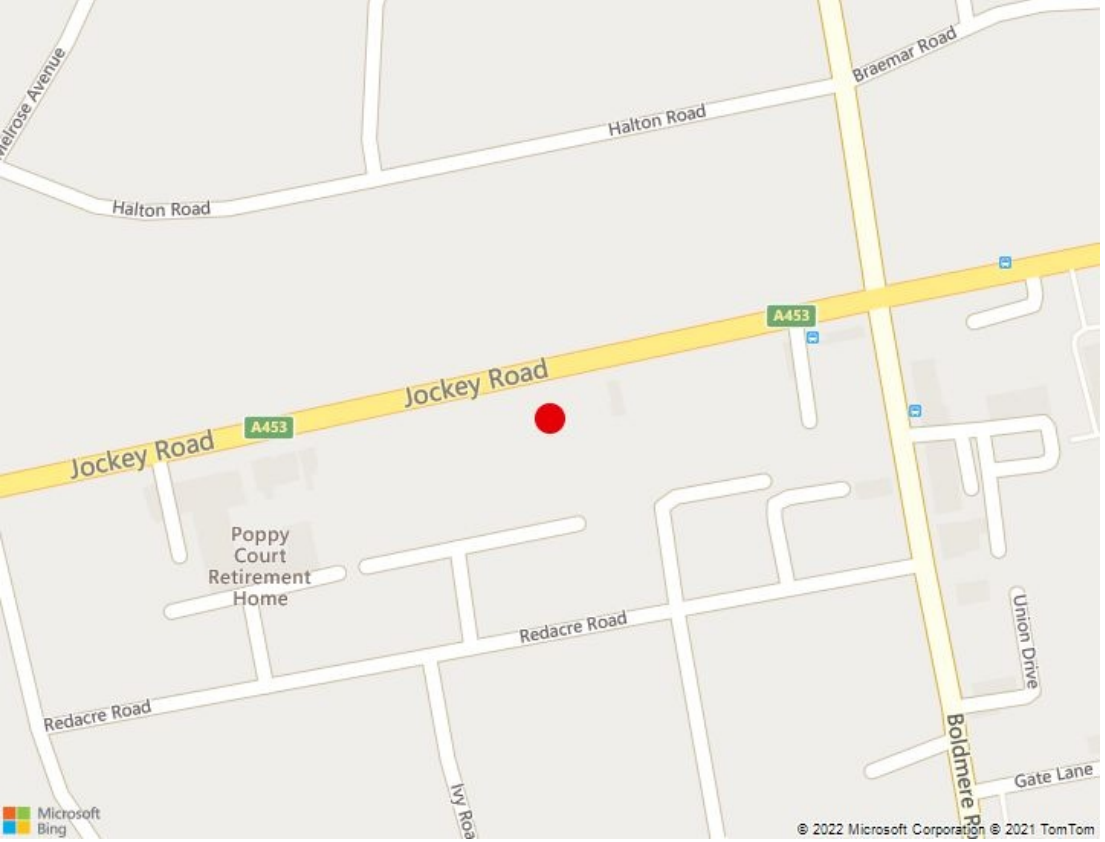
0121 321 3441
www.burleybrowne.co.uk

SELF-CONTAINED GROUND AND FIRST FLOOR OFFICES WITH PARKING

333 Jockey Road, Boldmere, Sutton Coldfield, West Midlands, B73 5XE

803 SqFt (74.6 SqM) | £9,250 per annum exclusive





KEY FEATURES

- Prominent frontage to Jockey Road and within close proximity of Princess Alice Retail Park
- Excellently located within Boldmere and benefitting from good road links
- Self-contained accommodation
- Gas centrally heated
- 2 car parking space to rear of property
- New Lease

LOCATION

The property is situated on the A453 Jockey Road being a short distance from its junction with Boldmere Road and within a predominately residential area although immediately adjoining other office premises.

DESCRIPTION

A two storey self-contained inner terrace office building set behind a small fore-garden. The gas centrally heated accommodation comprises on the ground floor - entrance hall with partitioned reception/front office, two further offices, inner hall with WC off and kitchenette. A staircase to the first floor landing leads onto three further office areas. A loft ladder provides access to loft storage space.

Area	SqFt	SqM
Ground Floor	377	35.02
First Floor	426	39.58
Total Floor Area	803	74.6

LEASE

The property is available by way of a new lease, the length of which is to be agreed on negotiation. The lease will be drawn on a full repairing and insuring basis.

ASKING RENT

£9,250 per annum exclusive

EPC

Energy Performance Rating D - 91.
A full copy of the EPC Certificate is available upon request.

BUSINESS RATES

Rateable Value - £5,800

Rates payable (2021/2022) £2,894.20 prior to any transitional arrangements.

100% small business rates relief may be available on this property. Interested parties are advised to make their own enquiries with the local authority (Birmingham).

MONEY LAUNDERING

In accordance with Anti Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful applicant.

LEGAL COSTS

Each party to be responsible for their own legal costs.

VAT

All figures quoted are exclusive of VAT, which we understand will not be applicable. However the landlord reserves the right to charge VAT in the future.

VIEWING

Strictly by prior appointment, please contact:

Steven Hannaford MRICS
DDI: 0121 362 1534
Mob: 07738 713829
E: steven.hannaford@burleybrowne.co.uk

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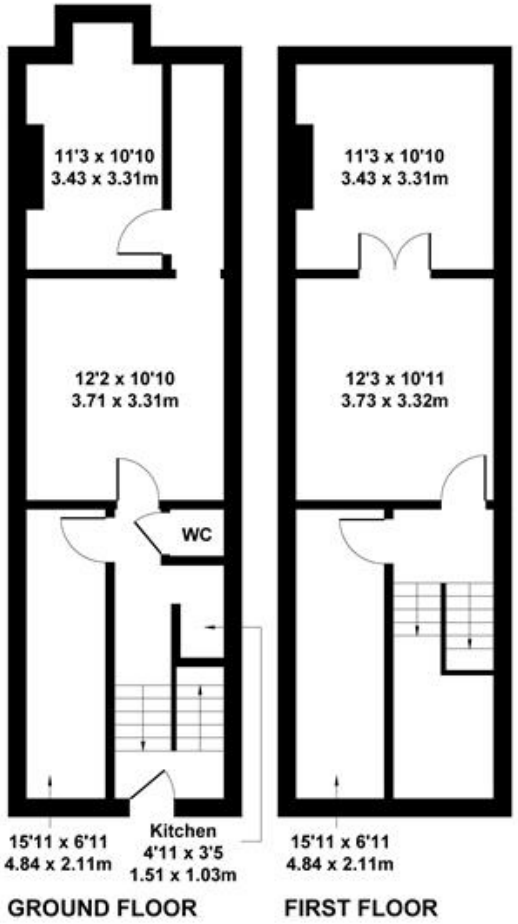
Misrepresentation Act 1967. Unfair Contract Terms 1977. Consumer Protection Regulations under Unfair Trading Regulations 2008. The Business Protection Regulations from Misleading Marketing Regulations 2008.

333 Jockey Road

Approximate Gross Internal Area
807 sq ft - 75 sq m



Not to Scale. Produced by The Plan Portal 2021
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