



OFFICE SUITE - TO LET

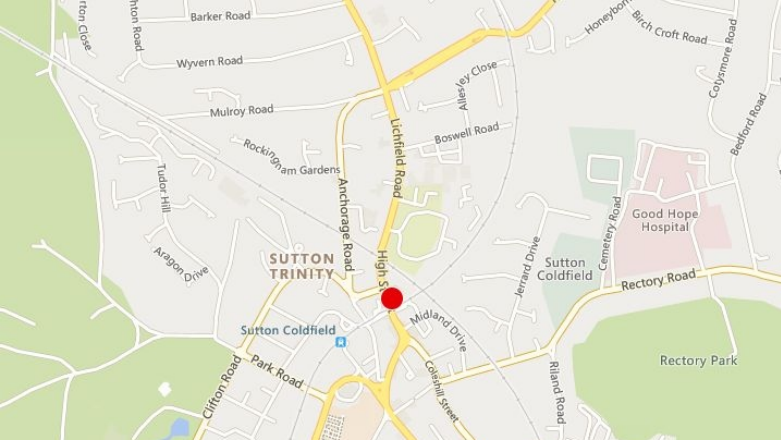
38a High Street, Sutton Coldfield, West Midlands, B72 1UP



217 SqFt (20.16 SqM) | £600.00 per calendar month

Key Features

- Excellent Town Centre Location
- Sutton Coldfield is well placed for access to the Midland Motorway Network
- Available on flexible lease terms
- Close to local facilities including Railway station, Bus Terminus and Shopping Centre
- 24/7 access
- Inclusive of heating, lighting, water and common area maintenance



LOCATION

The premises are situated on the busy Sutton Coldfield High Street within the main commercial area of the Town Centre, and within walking distance of the railway station and shopping centre. Sutton Coldfield is well placed for access to the Midland Motorway network including M5, M6 and M42.

DESCRIPTION

The single room office is approached via a wide archway and side staircase, accessed off the main High Street.

Office 9 is located to the second floor and provides open plan accommodation with carpet floor coverings, gas central heating, LED lighting and surface power. Shared kitchen and WC facilities are located on the first floor landing.

Area	SqFt	SqM
Suite 9	217	20.16
Total Floor Area	217	20.16

TERMS

The suite is available by way of a 6 month licence, with the option to take a longer term.

Upon completion of the licence, tenants will pay two months deposit together with one month's rent in advance.

ASKING RENT

£600.00 per calendar month

EPC

Energy Performance assessment awaited.

VAT

All figures quoted are exclusive of VAT which is applicable in this instance.

VIEWING

Strictly by prior appointment, please contact:



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