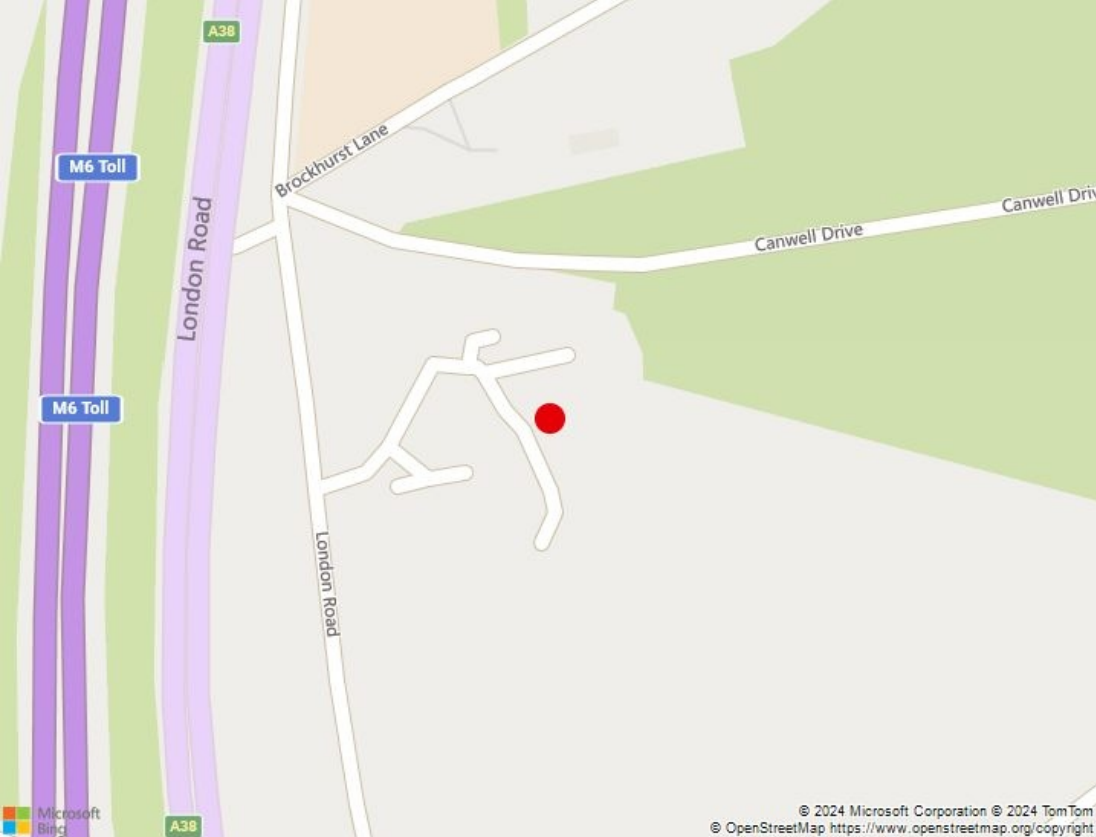


# CHARACTER COURTYARD OFFICES TO LET

Units 4 & 5, The Priory, Old London Road, Canwell, Sutton Coldfield, B75 5SH

2,366 - 4,832 SqFt (219.8 - 448.89 SqM) | £37,750 - £77,250 per annum exclusive





## KEY FEATURES

- Excellent location close to A38, A453, A5 and M6 Toll.
- Close proximity to Lichfield, Sutton Coldfield, and Tamworth.
- Ample parking.
- Both character and modern features.
- Countryside setting.
- Available as a whole or separately.

## LOCATION

The property is excellently located within the courtyard office development of The Priory, which is approached off Old London Road to the north of the A38 Bassets Pole Junction (A453/A446). The office development is directly to the north east of Sutton Coldfield, approximately 8 minutes from Mere Green shopping centre and around 12 minutes from Sutton Coldfield town centre with direct bus routes to Tamworth and Lichfield. The property is within a short distance of the M6 Toll and is within easy reach of the M42 and the remainder of the Midland Motorway Network.

## DESCRIPTION

The property comprise of 2-storey barn style courtyard offices, with original character features and a modern twist. The units benefit from separate entrance halls, carpet flooring, air conditioning, strip lighting, double glazing and gas-fired central heating serving radiators. Ample parking, disabled WC/shower, and a kitchen further serves the accommodation. The units take full advantage of their location, with outside space and picnic tables to the rear making the most of the rambling views of the countryside.



Area	SqFt	SqM
Unit 4	2,468	229.28
Unit 5	2,366	219.8
<b>Total Floor Area</b>	<b>4,832</b>	<b>448.89</b>

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## TERMS

The premises are to be offered by way of a new full repairing and insuring lease for a term of five years or multiple thereof.

## ASKING RENT

£37,750 - £77,250 per annum exclusive

## SERVICE CHARGE

A service charge will be payable - further details upon request.

## EPC

To be reassessed - further details upon request.

## BUSINESS RATES

Rateable value Unit 4 £31,250. Rates Payable £15,593.75

Rateable value Unit 5 £24,000. Rates Payable £11,976

Interested parties are advised to make their own enquiries with the Local Authority (Lichfield) for verification purposes.

## 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 will be responsible for their own legal costs incurred in the transaction.

## VAT

All figures quoted are exclusive of VAT which will be payable.

## VIEWING

Strictly by prior appointment, please contact:



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