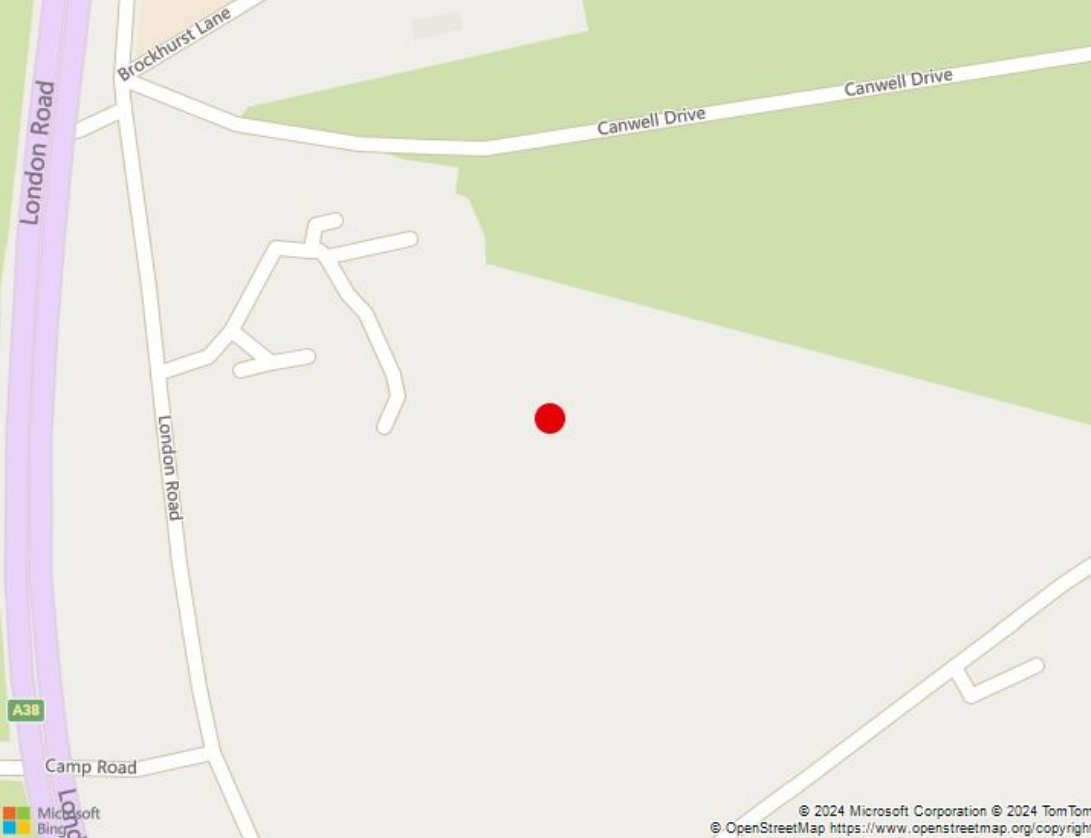


WELL PRESENTED CHARACTER OFFICES TO LET

7 The Priory, Old London Road, Canwell, Sutton Coldfield, B75 5SH

3,026 SqFt (281.12 SqM) | £50,000 per annum exclusive





KEY FEATURES

- Courtyard office development
- Just off the A38 immediately to the north of the junction of Bassetts Pole (A453/A446).
- Part single part two storey self contained office
- Ample car parking

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 Bassetts 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 being a 20 min walk away. The property is within a short distance of the M6 Toll and is within easy reach of the A5 and the remainder of the Midland Motorway Network.

DESCRIPTION

The property is located to the front of the attractive development and comprises a character part single part two storey self contained office, with original character features and a modern twist. The unit benefits from part open plan / cellular floor plates, carpet flooring, air conditioning, LED lighting, double glazing and gas-fired central heating serving radiators. Ample parking, male/female WCs, and a kitchen further serves the accommodation. The unit takes full advantage of its location, with outside space and picnic tables to the rear making the most of the rambling views of the countryside.



Area	SqFt	SqM
Ground	2,035	189.05
First	991	92.06
Total Floor Area	3,026	281.12

7 The Priory, Old London Road, Canwell, Sutton Coldfield B75 5SH



LEGAL COSTS

Each party is to bear their own legal costs in this transaction.

VAT

All figures quoted are exclusive of VAT which we understand may not be payable. Solicitors to confirm.

VIEWING

Strictly by prior appointment, please contact:



Eleanor Robinson

DDI: 0121 321 3441

Mob: 07738 713829

E: eleanor.robinson@burleybrowne.co.uk

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

£50,000 per annum exclusive

SERVICE CHARGE

An estate service charge is payable - further details are available upon request.

EPC

Full energy performance certificate is available upon request.





0121 321 3441
www.burleybrowne.co.uk



Burley Browne gives notice that, (i) these particulars are intended as a general outline only for the guidance of prospective purchasers or lessees and do not constitute any part of any offer or contract, (ii) the accuracy of any description and or dimensions necessary for use and occupation cannot be guaranteed and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise; (iii) no employee of the agents has any authority to make or give any representation or enter into any contract whatsoever in relation to the property; (iv) the agents will not be liable in negligence or otherwise for any loss arising from use of these particulars.

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

 0121 321 3441
 www.burleybrowne.co.uk



Burley Browne gives notice that, (i) these particulars are intended as a general outline only for the guidance of prospective purchasers or lessees and do not constitute any part of any offer or contract, (ii) the accuracy of any description and or dimensions necessary for use and occupation cannot be guaranteed and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise; (iii) no employee of the agents has any authority to make or give any representation or enter into any contract whatsoever in relation to the property; (iv) the agents will not be liable in negligence or otherwise for any loss arising from use of these particulars.

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