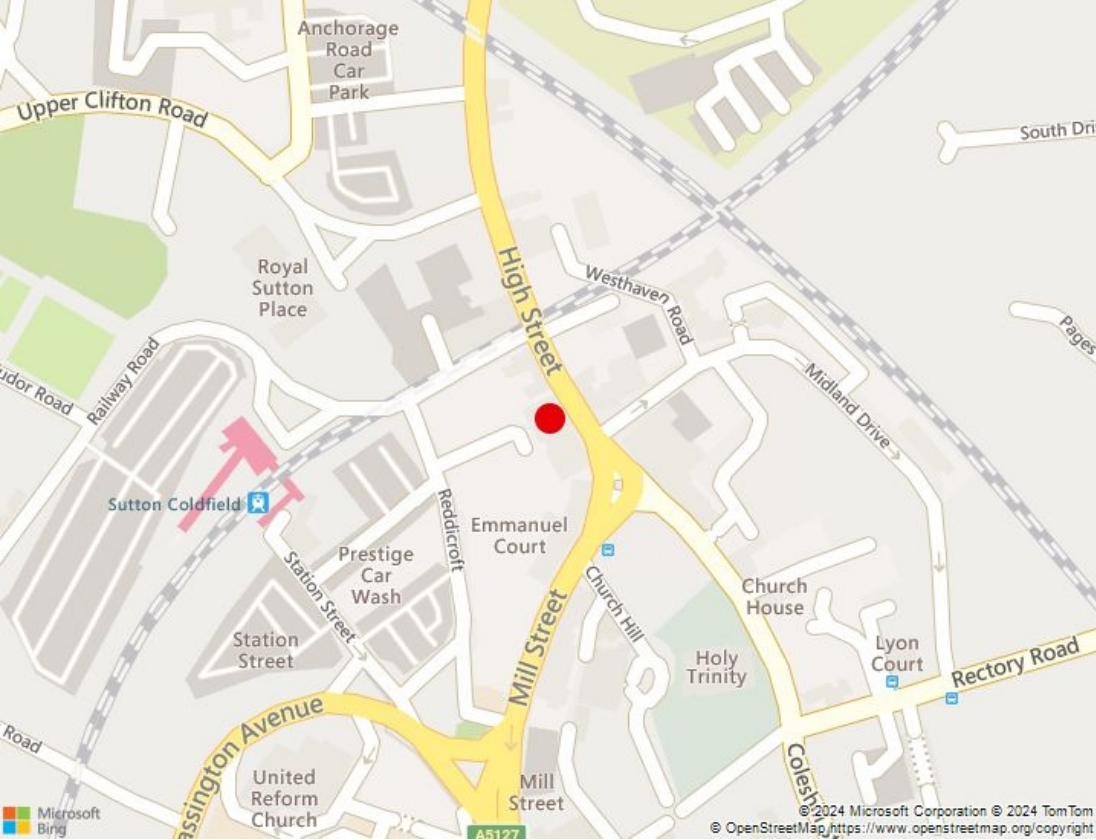


CENTRALLY LOCATED CHARACTER OFFICE TO LET

Vesey House, High Street, Sutton Coldfield, West Midlands, B72 1XH

3,880 SqFt (360.45 SqM) | £35,000 per annum exclusive





KEY FEATURES

- Extensive private rear car park
- Mix of self-contained/open plan
- Available as a whole or split
- Character features
- Within walking distance of Sutton Coldfield Town Centre
- Local amenities nearby

LOCATION

Vesey House is excellently located on Sutton Coldfield High Street within the heart of the commercial area of the town centre. Comprehensive local facilities are all close by including the Gracechurch Centre, Sutton Coldfield Railway Station providing regular train services to Birmingham City Centre and Lichfield and the town is well placed for access to the Midland motorway network including the M6, M42 and M6 Toll.

DESCRIPTION

The historic property comprises two floors above the ground floor retail shops offers outstanding character with modern accommodation. The offices are self contained with access both from the High Street to the front and from the large rear car park. The ground floor has three staircases, two of which serve the whole accommodation and the one to the rear gives access to the principle office reception on the first floor. Each floor has three substantial offices to the front (including oak panelled meeting room on the first floor), two good sized rooms to the rear and further office accommodation together with WCs and kitchen. To the rear is a large car park accessed from Reddicroft. Four spaces within the car park are allocated to the shops and the remaining car park is for the use of the offices. The offices are available as a whole or split, further details upon enquiry.



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TERMS

The property is available by way of a new lease the length of which is to be agreed on negotiation.

ASKING RENT

£35,000 per annum exclusive

SERVICE CHARGE

A service charge is payable towards shared maintenance costs of the landscaped and external areas. Further details upon request.

EPC

Available upon request.

BUSINESS RATES

The property currently has split assessments. Further details upon application.

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

LEGAL COSTS

Each party is to bear their own legal costs within the transaction.

VAT

All figures quoted are exclusive of VAT which is anticipated to be payable.

VIEWING

Strictly by prior appointment, please contact:



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