



MODERN GROUND FLOOR OFFICE TO LET

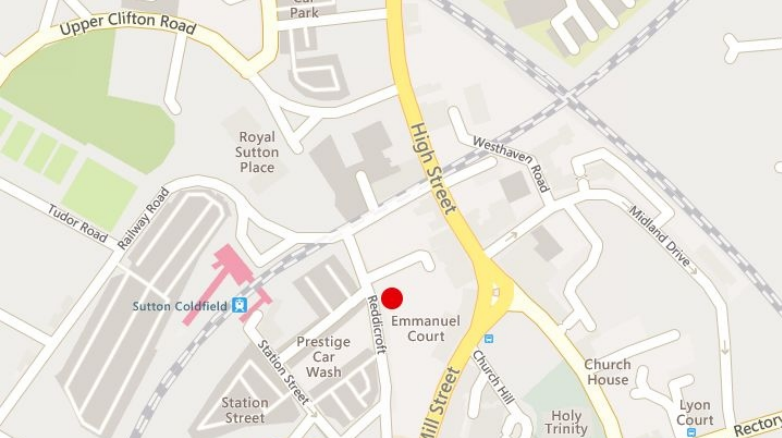
Lower Ground Floor, 2 Emmanuel Court, Reddicroft, Sutton Coldfield, West Midlands, B73 6BN



856 SqFt (79.52 SqM) | £16.50 per sq ft pax

Key Features

- Prominent town centre location close to shopping centre and railway station
- Ground floor access from Mill Street
- Within popular courtyard setting
- Car parking
- Accessible via Emmanuel Court and Mill Street



LOCATION

Emmanuel Court is prominently situated within the centre of Sutton Coldfield having a frontage to Reddicroft with an additional entrance from within the Courtyard. Emmanuel Court lies within close proximity of The Gracechurch Shopping Centre and Sutton Coldfield Railway Station which provides access to the cross city railway line linking Birmingham and Lichfield. The property is excellently placed for transport with the M6 Toll, A38 and A452 within 2 miles.

DESCRIPTION

The lower ground floor is accessed via a lobby area of units 2 and 3 through Emmanuel Court. The office comprises a single open plan room fronting Reddicroft with potential for external access and specification includes suspended ceilings with recessed CAT II lighting, double glazing, gas centrally heated serving radiators and carpeting throughout. Shared WC facilities are located on the ground floor. The property is currently being used as a personal training studio.

Area	SqFt	SqM
Lower Ground	856	79.52
Total Floor Area	856	79.52

TERMS

The property is available by way of a new lease for a term of 5 years or multiple thereof.

ASKING RENT

£16.50 per sq ft pax

SERVICE CHARGE

A service charge is payable towards the shared costs of maintaining the common courtyard areas, gas, electric and external maintenance.

EPC

A copy of the Energy Performance Certificate is available upon request.

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 is to be responsible for their own legal costs incurred in the transaction.

VAT

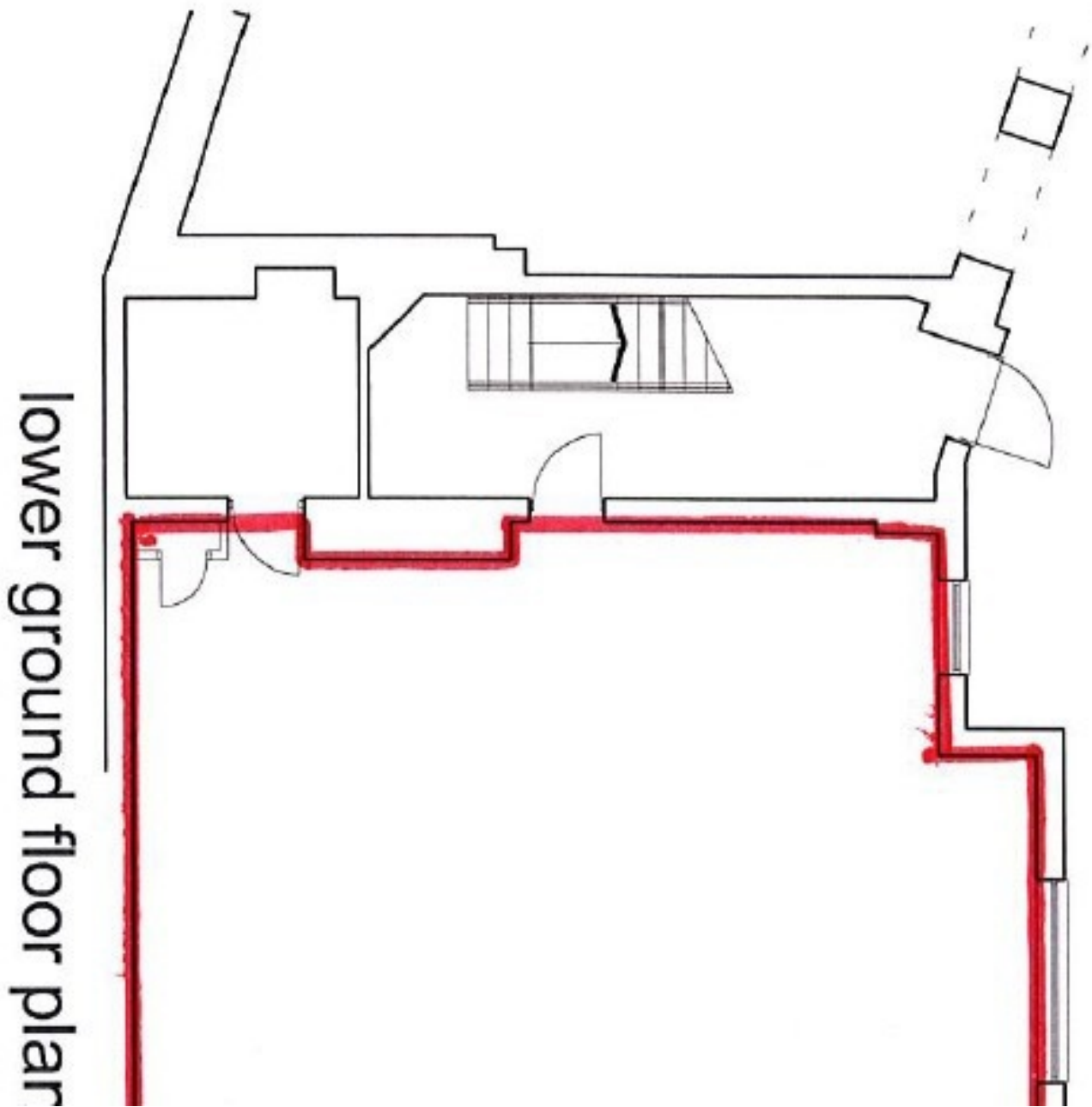
All figures quoted are exclusive of VAT which it is understood may be payable.

VIEWING

Strictly by prior appointment, please contact:



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