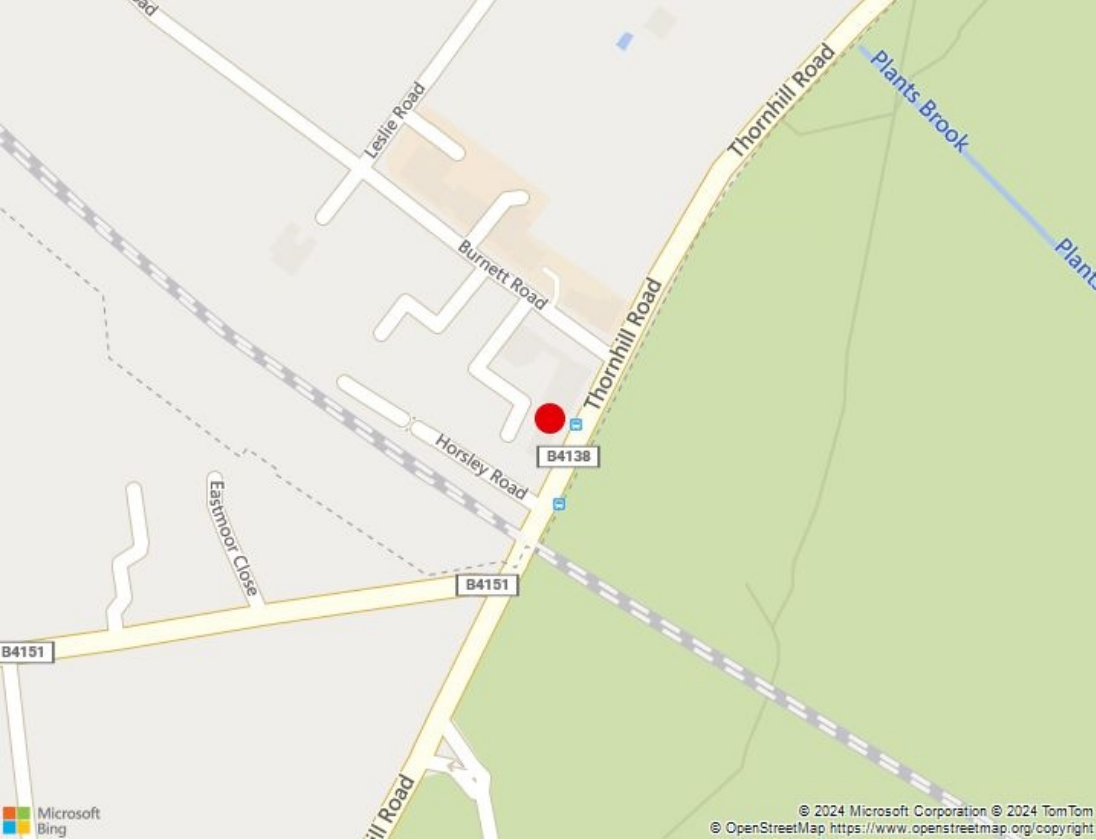


# REFURBISHED SECOND FLOOR OFFICES TO LET

Second Floor, 58 Thornhill Road, Streetly, Sutton Coldfield, West Midlands, B74 3EN

386 SqFt (35.86 SqM) | £6,500 per annum exclusive





## KEY FEATURES

- Prominently located within Streetly Village
- Sutton Coldfield Town Centre is some three miles to the south east
- Refurbished- LED lighting, carpeting, double glazing
- Open plan
- Allocated car parking
- New Lease

## LOCATION

The premises are prominently located fronting Thornhill Road within a parade of shops which form Streetly Village. There is a good range of retailers including amongst others, The Window Centre, XO Cafe Lounge, Co-op Convenience store and Delhi 6 Indian Restaurant. Thornhill Road (B4138) is excellently placed for access to principal trunk roads including A452 Chester Road and A4041 Queslett Road which provides dual carriageway access to Junction 7 of the M6 motorway.



## DESCRIPTION

Refurbished second floor offices which are approached to the rear via a shared driveway off Burnett Road. The offices are accessed via an external staircase and an access controlled entrance door. Internally the offices are open plan with a kitchenette and WC available and benefit from natural light to the front and rear elevations. The specification includes double glazing, carpeting and modern LED lighting.

Area	SqFt	SqM
Second Floor	386	35.86
<b>Total Floor Area</b>	<b>386</b>	<b>35.86</b>

**Second Floor, 58 Thornhill Road, Streetly, Sutton Coldfield, West Midlands B74 3EN**





## TERMS

The premises are available by way of 5 year lease or multiples thereof on an internal repairing and insuring basis, plus Service Charge.

## ASKING RENT

£6,500 per annum exclusive

## SERVICE CHARGE

A service charge is payable towards the estate and common areas. Further details are available upon request.

## EPC

Energy Performance Certificate Assessment Rating - C 71.  
A fully copy of the Energy Performance Certificate is available upon request.

## BUSINESS RATES

Requires reassessing for rating purposes.

Interested parties are advised to make their own enquiries with the Local Authority (Birmingham) 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 we understand will not be applicable.

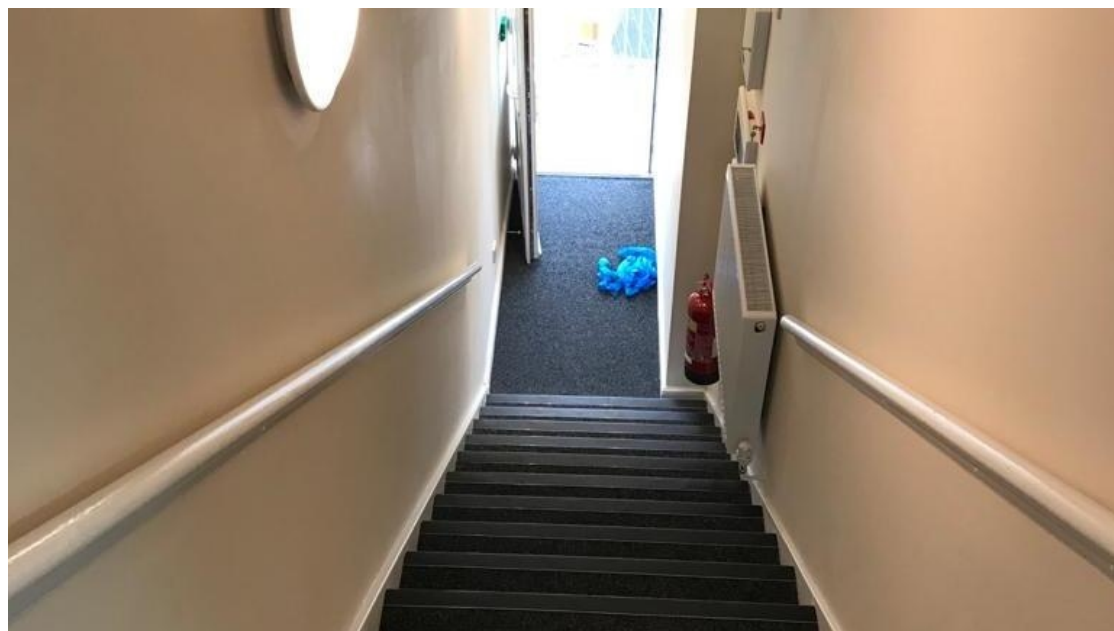
## VIEWING

Strictly by prior appointment, please contact:



Garry Johnson  
DDI: 0121 362 1535  
Mob: 07510 080210  
E: [garry.johnson@burleybrowne.co.uk](mailto:garry.johnson@burleybrowne.co.uk)

**Second Floor, 58 Thornhill Road, Streetly, Sutton Coldfield, West Midlands B74 3EN**



0121 321 3441  
www.burleybrowne.co.uk

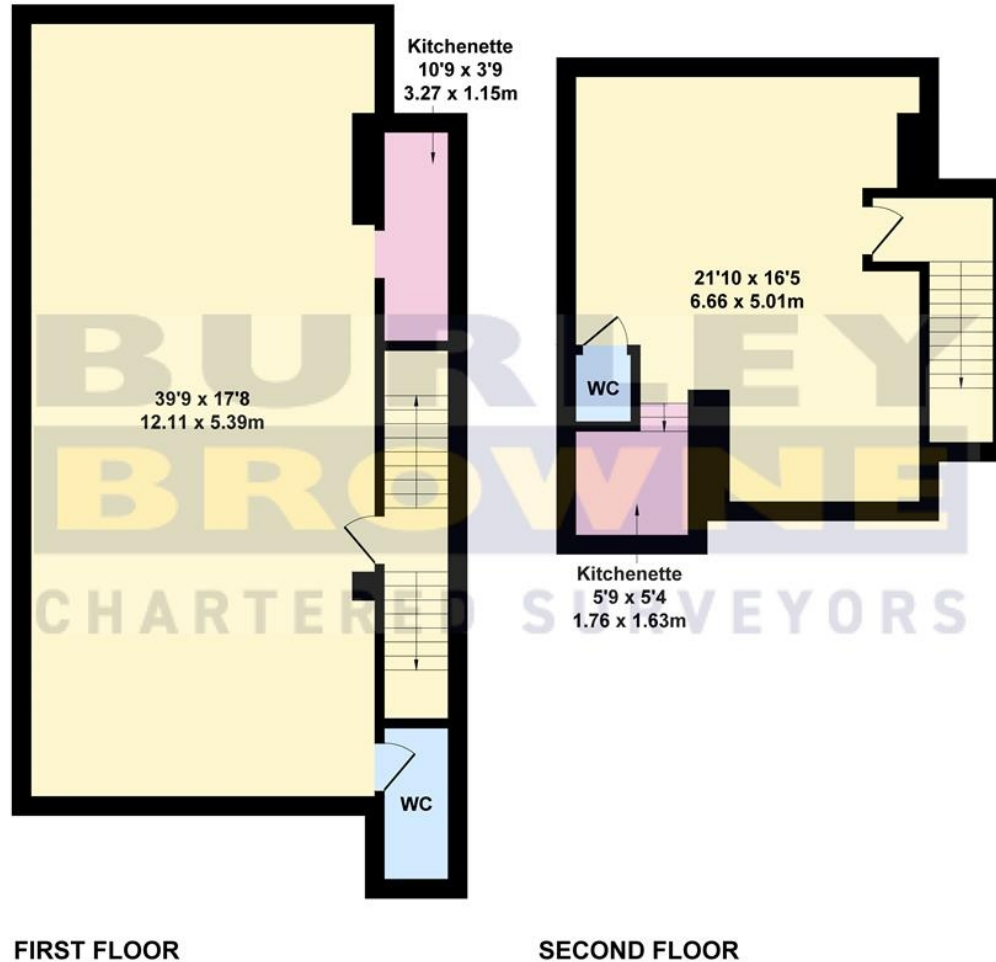


Burley Browne gives notice that, (i) these particulars are intended as a general outline only for the guidance of prospective purchasers or lessees and do not constitute any part of any offer or contract, (ii) the accuracy of any description and or dimensions necessary for use and occupation cannot be 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.

# 58 Thornhill Road

Approximate Gross Internal Area  
1292 sq ft - 120 sq m



Not to Scale. Produced by The Plan Portal 2021  
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