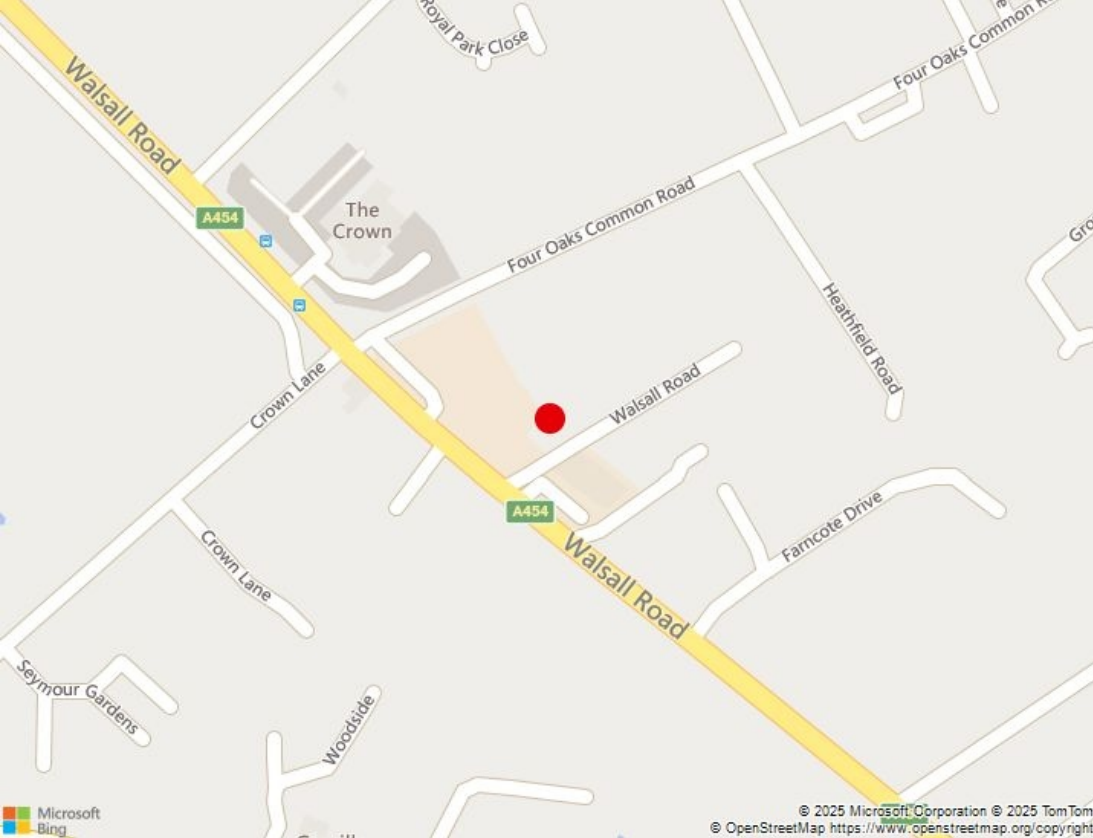


SELF - CONTAINED FIRST FLOOR OFFICES TO LET

82a Walsall Road, Four Oaks, Sutton Coldfield, West Midlands, B74 4QY

804 SqFt (74.69 SqM) | £11,500 per annum exclusive





KEY FEATURES

- Prominent first floor offices in Four Oaks
- Situated in popular affluent parade
- Neighbouring occupiers include Tesco Express & Sainsburys
- LED Lighting
- New Lease
- Busy Main Road location

LOCATION

The premises front Walsall Road (A454) within a local parade close to its junction with Four Oaks common Road, behind a small service road/parking area off Walsall Road.

Neighbouring retailers within the parade include Tesco Express, Sainsbury's, Estate Agents, Fish & Chip Shop and other local retailers.

The parade is a little under 1 mile to the west of Mere Green and surrounding good quality residential area.

DESCRIPTION

The premises comprise of self contained first floor offices which are approached via an external staircase situated at the rear of the property. The offices have a self contained entrance with a large reception/office leading to a hallway and with a further large office to the front with separate kitchenette, 2 WCs together with a photocopy and store room.

Area	SqFt	SqM
First floor	804	74.69
Total Floor Area	804	74.69



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TERMS

The property is to be let on a new five year lease.

ASKING RENT

£11,500 per annum exclusive

SERVICE CHARGE

A service charge is payable to cover the tenants due proportion of external maintenance and repair plus building insurance.

EPC

EPC D - 93

A full copy of the EPC will be made available upon request

BUSINESS RATES

Rateable Value £7,200 obtained from Valuation Office Rating List.

However, businesses may benefit from 100% small business rates relief.

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.

VIEWING

Strictly by prior appointment, please contact:



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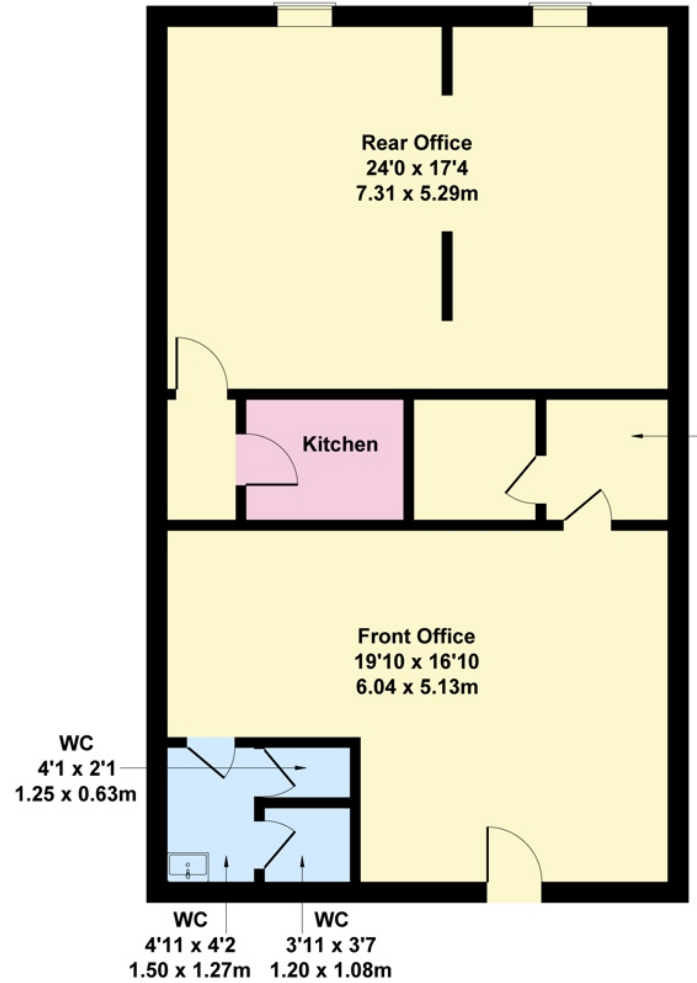
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Misrepresentation Act 1967. Unfair Contract Terms 1977. Consumer Protection Regulations under Unfair Trading Regulations 2008. The Business Protection Regulations from Misleading Marketing Regulations 2008.

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Approximate Gross Internal Area
980 sq ft - 91 sq m

Storage
12'2 x 5'9
7.31 x 1.76m



Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.