

# WELL POSITIONED OFFICE TO LET

Unit 9, Emmanuel Court, 12-14 Mill Street, Sutton Coldfield, West Midlands, B72 1TJ

4,425 SqFt (411.08 SqM) | £13.50 per sq ft pax







## KEY FEATURES

- Located within Emmanuel Court
- Self contained
- 10 designated car parking spaces within the courtyard
- Adjacent to Gracechurch Shopping Centre and Sutton Coldfield Railway Station

## LOCATION

The property is situated within Emmanuel Court, a modern courtyard office development, in the heart of Sutton Coldfield Town Centre.

Gracechurch Shopping Centre and Sutton Coldfield Railway Station are only a short walk away providing numerous facilities including a variety of national retailers (which will be further enhanced by Harvey Norman HQ), bars and restaurants as well as regular train services on the cross-city line to Birmingham City Centre, Lichfield City Centre and Redditch.

## DESCRIPTION

The subject property is a well positioned three-storey self contained office building which has been well maintained and offers accommodation predominantly open plan space on either side of a central staircase. Each floor benefits from male & female WCs and separate kitchens along with carpet tiles, lighting and access controls to the front and rear entrances via the High Street and Emmanuel Court car park.



Area	SqFt	SqM
Ground Floor	1,535	142.6
First Floor	1,521	141.3
Second Floor	1,369	127.18
<b>Total Floor Area</b>	<b>4,425</b>	<b>411.08</b>

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## TERMS

The property is available by way of a new Full Repairing and Insuring Lease for a term of years to be agreed.

## ASKING RENT

£13.50 per sq ft pax

## SERVICE CHARGE

A small estate service charge is payable towards the cost of maintaining the Emmanuel Courtyard. Further details are available on request.

## EPC

A full 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 we understand will be applicable.

## VIEWING

Strictly by prior appointment, please contact:



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