

# SERVICED OFFICE TO LET

Office 1, Concorde House, Union Drive, Boldmere, Sutton Coldfield, B73 5TE

316 SqFt (29.36 SqM) | £5,500 per annum exclusive







## KEY FEATURES

- Conveniently located just off Boldmere Road
- Flexible terms available
- A shared kitchen and separate male and female WCs are available in common areas
- 1 allocated car parking space with more available on first-come-first-serve basis

## LOCATION

Concorde House is conveniently located just off Boldmere Road within the main shopping centre in Boldmere, having all local facilities close by.

Boldmere is well placed for access to Sutton Coldfield Town Centre and Birmingham City Centre with good transport links to include the A452 Birmingham Road and Wylde Green railway station.

## DESCRIPTION

The premises comprise a first floor office benefitting from suspended ceiling, plaster painted walls, carpeting and air conditioning. A shared kitchen and separate male and female WCs are available in common areas.

There is also a shared large car park to the rear of the property and some forecourt parking with 1 allocated car parking space. The premises is available on an inclusive basis of services, utilities and rates.



Area	SqFt	SqM
Office 1	316	29.36
<b>Total Floor Area</b>	<b>316</b>	<b>29.36</b>

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## TERMS

Flexible licence terms available from 6 months.

## ASKING RENT

£5,500 per annum exclusive

## EPC

Energy Performance Certificate available upon request.

## BUSINESS RATES

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 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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