

MODERN OFFICE TO LET



Second Floor
Red Rose Centre
45 Lower Parade
Sutton Coldfield
B72 1XX

- Attractive Modern Offices
- On-site parking at adjacent multi-storey car park
- Prominent positioning: Sutton Coldfield Town Centre

11,331 sq ft

CONTACT US

Viewing is strictly by prior appointment with Colliers International, through:

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Second Floor, 45 Lower Parade, Sutton Coldfield, B72 1XX

LOCATION

The Red Rose Centre is located off Lower Parade, in Central Sutton Coldfield. Lower Parade, runs onto Victoria Road, Sutton Coldfield's main arterial route (A5127).

The town is located some 8 miles (13km) north east of Birmingham city centre, 11.5 miles (18.5km) east of Walsall and circa 8.4 miles (13.5km) south west of Tamworth.

The town benefits from excellent road communications with the M6 (J6/J7) and the M6 (Toll) motorways in close proximity providing access to Manchester (88 miles) and the north-west. The M42 (J7) is also in close proximity situated 10.7 miles (17.km) to the south of the town providing quick and easy access to the M5 and the south-west.

DESCRIPTION

The accommodation comprises open plan offices located on the second floor which were refurbished in 2013 to provide a modern specification. Immediately adjacent to 45 Lower Parade is a multi-storey car park, where car parking is provided.

The accommodation has, suspended ceilings with recessed LG lighting, perimeter trunking and air-conditioning. There are modern kitchen and toilet facilities within the accommodation.

PARKING

Parking is available at a ratio of 1 space per 250 sq ft

TENURE

The offices are available to let on a new lease direct from the landlord.

RENT

The quoting rent is £10.00 per sq ft per annum, exclusive.

BUSINESS RATES

The second floor is listed as a single entity with the Valuation Office Agency (VOA), with a Rateable Value of £99,500. Based upon this assessment and the current rates poundage (£0.497) this equates to an approximate rates payable of £4.37 per sq ft per annum. For clarity we recommend that you make your own enquiries with the Valuation Office Agency.

SERVICE CHARGE

TBC per sq ft

FLOOR AREAS

The property has the following approximate net internal floor areas:

Accommodation	Size (sq ft)		Size (sq m)
First Floor	11,331	/	1,052.65
TOTAL	11,331	/	1,052.65

EPC

EPC Rating for the property is D (91 points).

VAT

VAT is charged at the prevailing rate.

VIEWING

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Contact: Douglas Bonham Tel: 0121 265 7616

Email: douglas.bonham@colliers.com

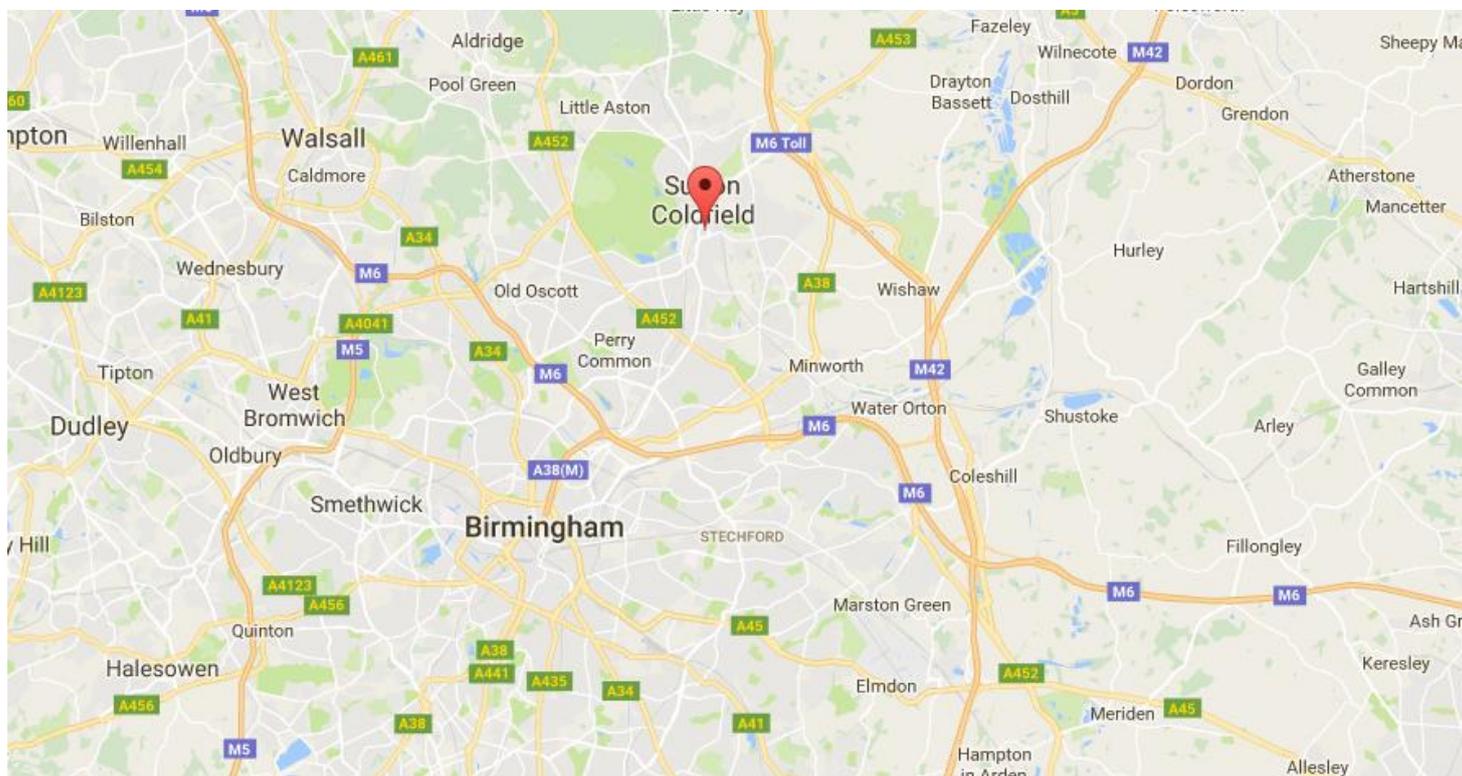
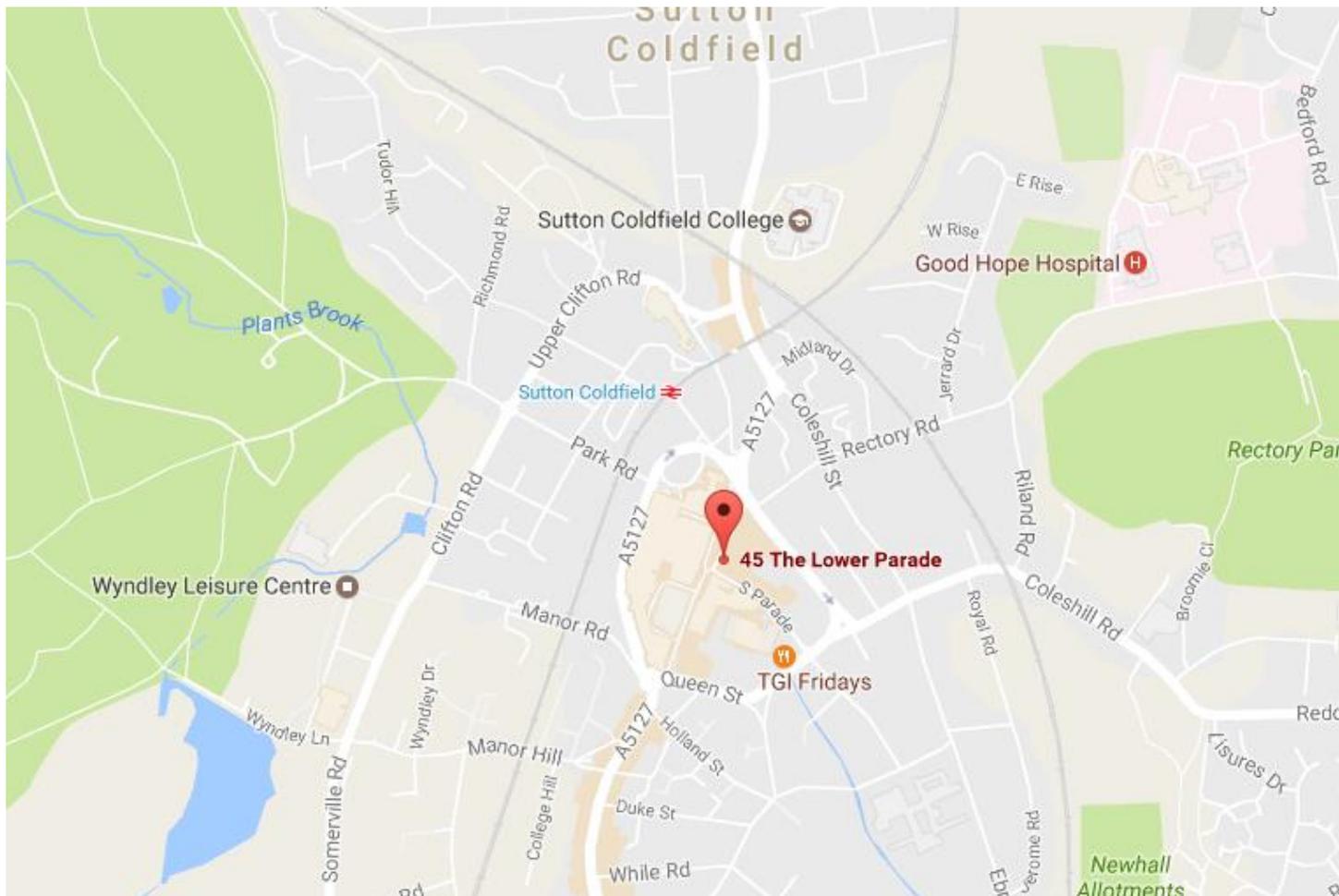
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