

Wrens Court Units 7 & 8

Victoria Road, Sutton Coldfield, B72 1SX

FOR SALE



0121 265 7500

colliers.com/uk/offices

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6,683 ft² (620.88 m²) available



LOCATION

Wren's Court is located in the affluent town of Sutton Coldfield, just 7-miles north of Birmingham City Centre. Wren's Court is Sutton Coldfield's most active office premises.

The property is situated in the heart of Sutton Coldfield town centre, with an abundance of amenities at it's doorstep. Local occupiers include TGI Friday's, TK Maxx, Boots and Aldi.

The premises is highly accessible with Sutton train station just a short 9-minute walk away and the M6 4-miles to the south. The local train station provides quick links to Birmingham City Centre and Lichfield Trent Valley. Vehicle access to the property can be found off South Parade (A5127).

DESCRIPTION

The property comprises a modern four-storey office building of a masonry construction. Offering office accommodation over four levels, with a modern kitchen and break out area on the top floor.

The premises faces onto a cobbled courtyard which provides a generous amount of parking at a ratio of 1:557 per sq. ft.

Internally, the offices are lightly partitioned, with a mixture of refurbished and un-refurbished suites. Each floor hosts male and female WC's.

SPECIFICATION

- Perimeter trunking.
- Suspended Ceiling.
- Gas Central Heating
- Cat 2/ LED lighting.
- Partial air conditioning.
- Double glazing.

ACCOMMODATION

| Floor | M2 | FT |
|--------------------|----------------------|----------------------|
| Second Floor | 119.66 sq. m. | 1,288 sq. ft. |
| First Floor | 196.68 sq. m. | 2,117 sq. ft. |
| Ground Floor | 195.19 sq. m. | 2,101 sq. ft. |
| Lower Ground Floor | 109.35 sq. m. | 1,177 sq. ft. |
| TOTAL | 620.88 sq. m. | 6,683 sq. ft. |



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TENURE:

The existing leasehold of the property is available for purchase, expiring in November 2113

ESTATE CHARGE

An estate charge is levied for the upkeep and maintenance of the courtyard area.

£3,227.12 per annum.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction.

BUSINESS RATES

To be reassessed.

ENERGY PERFORMANCE CERTIFICATE

Available upon request.

Further Information

Should you require further information or wish to arrange a viewing of the property, please contact:

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