



TO LET

Prime Offices Space

Regent House, Kingsbury Road, Sutton Coldfield, B76 9DD



HIGHLIGHTS

- Ground floor space of 2,533 sq. ft. (235 sq. m)
- Mix of cellular offices and spacious open-plan layout, offering flexible use
- Suitable for office or retail occupiers
- Prominent frontage with on-site car parking
- Excellent connectivity via A38, M6, M42 and nearby rail links at Water Orton and Coleshill Parkway

LOCATION

The property is located on Kingsbury Road in Minworth, a well-established commercial and industrial area within Sutton Coldfield. The area benefits from excellent connectivity, with quick access to the A38, M6 and M42, and Birmingham City Centre just 7 miles away.

Nearby rail services at Water Orton and Coleshill Parkway further enhance regional links, making the location ideal for businesses requiring strong transport connections.

DESCRIPTION

The accommodation is situated on the ground floor of a two-storey building within an established commercial location. The premises are accessed via a central entrance and comprise a combination of cellular offices together with a generous open-plan area, providing a high degree of flexibility for a range of occupational requirements.

The property is suitable for office or retail use and benefits from a well-configured internal layout, an attractive and prominent frontage, and the convenience of on-site car parking.

ACCOMMODATION

Ground Floor - 2,533 sq. ft. (235 sq m)

RATEABLE VALUE

To be assessed

VAT

We are advised that VAT is applicable to the rent and service charge.

LEASE TERMS

Flexible lease terms for a period to be agreed at an annual rent of £30,000 plus VAT.

LEGAL COSTS

Each party is to be responsible for their own legal costs that may be incurred in this transaction.

ANTI-MONEY LAUNDERING

In accordance with anti-money laundering regulations, two forms of identity and confirmation of the source of funding will be required from the successful purchaser.

VIEWINGS

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