



To Let

331 Jockey Road, Boldmere, Sutton Coldfield B73 5XE

A self contained two storey office building with parking in sought after location

Highlights

- A self contained two storey office building with parking in sought after location
- Prominent main road location in sought after Sutton Coldfield
- 800 sq. ft. (74.32 sq m) of office accommodation over two floors
- Car parking to front & rear
- 0.6 mile from Wylde Green railway Station & walking distance to amenities
- Flexible lease terms

To Let



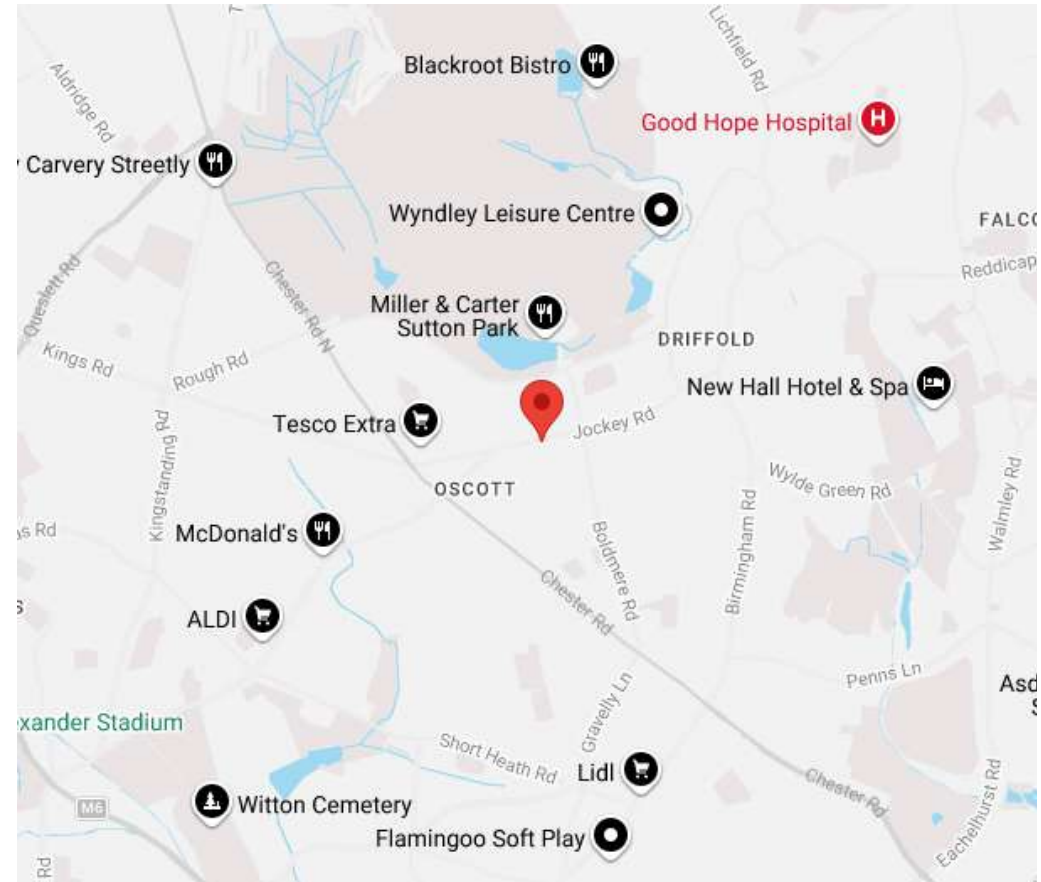
Location

The property occupies a prominent roadside position on Jockey Road (A453) within the affluent suburb of Boldmere, approximately 2 miles south of Sutton Coldfield town centre and 6 miles north-east of Birmingham City Centre. The surrounding area is predominantly residential, interspersed with a variety of established local retailers, professional practices, cafés and convenience amenities, making it a popular location for both businesses and residents.

The property benefits from excellent road communications, with the A38(M) Aston Expressway and M6 Motorway (Junction 5) located approximately 4 miles to the south-west, providing direct access to the national motorway network. Nearby centres include Lichfield (9 miles), Tamworth (11 miles), Walsall (8 miles), Solihull (10 miles) and Birmingham City Centre (6 miles).

Rail communications are excellent, with Wylde Green Railway Station situated approximately 0.6 miles from the property, providing regular Cross-City Line services to Birmingham New Street in approximately 15-18 minutes and northbound services to Lichfield City and Lichfield Trent Valley. Chester Road Railway Station is approximately 1.1 miles away and Sutton Coldfield Railway Station approximately 1.4 miles, further enhancing accessibility for commuters and visitors.

Birmingham Airport and the NEC are located approximately 12 miles to the south-east, providing convenient national and international transport links.



Description

The property comprises a well-presented end-terraced office building of traditional brick construction beneath a pitched tiled roof. The accommodation is arranged over ground and first floors and extends to approximately 800 sq ft (74.3 sq m).

The internal accommodation is predominantly configured to provide open plan office space, complemented by a reception area, private meeting room(s), kitchen facilities, and WC accommodation. The property further benefits from gas-fired central heating and offers flexible office accommodation suitable for a variety of occupiers.

Externally, the property benefits from allocated on-site parking, comprising a forecourt parking space to the front together with a further parking space to the rear, providing a total of two dedicated car parking spaces.



Further Information

Business Rates

The property has a current rateable value of £5,800 and thus may qualify for Small Business Rates Relief. Interested parties are advised to make their own enquiries with Birmingham City Council to verify the rates payable and establish whether any Small Business Rates Relief or other reliefs are available.

Planning Permission

We understand the property has planning permission granted under use class E (Office).

EPC

Available upon request.

Lease Terms

The property is available on flexible lease term for a term to be agreed at a quoting rent of £15,000 per annum exclusive.



Further Information

Services

We understand that all main services are connected on, or adjacent to, the subject premises. The agent has not tested the suitability of the connections and recommends that all interested parties carry out their own investigations.

Legal Costs

Both parties to bear their own legal and surveyor's fees incurred during the transaction.

VAT

We are advised that Vat is not applicable although prospective tenants should satisfy themselves in this regard.

Anti-Money Laundering (AML)

Under HMRC and RICS regulations in addition to the Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake anti money laundering due diligence for both the vendors (our client) and the purchasers involved in a transaction. As such, personal and or detailed financial and corporate information will be required before an offer can be accepted and a transaction can commence.



To arrange a viewing, please contact:

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