



## TO LET - Ground Floor Office Suites

Net Internal Area: 1,684 ft<sup>2</sup> (156.49 m<sup>2</sup>) approx.

**SIDDALL JONES**  
COMMERCIAL PROPERTY CONSULTANCY



# The Moat House

Lichfield Road  
Sutton Coldfield  
B74 2NJ

An attractive detached office building  
situated in the heart of Sutton Coldfield.

## Location

The Moat House occupies a prominent location fronting Lichfield Road (A5127) on the heart of the affluent Sutton Coldfield.

The premises sit on the entrance to the Sutton Coldfield Campus of B-Met College, immediately opposite the Police Station and adjacent to Mitre Court, a multi occupied office development.

The property is a short walking distance from the town centre and Sutton Coldfield Railway Station which has regular services to Birmingham New Street and Lichfield.

Sutton Coldfield is well located for access to the Midlands Motorway Network including the M42, M6 and M6 Toll.

## Description

The Moat House comprises a substantial and impressive Grade II\* Listed property built in Circa 1680 by Sir William Wilson (1641-1710), for his own occupation.

The building is arranged over ground, first and second floors with further basement currently used as a cooking school.

We are delighted to market the ground floor accommodation which briefly comprises a number of office suites along with impressive reception and boardroom.

## Accommodation

Ground Floor	1,684 ft2	156.49 m2
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### Rental / Terms

The property is available to let on a new lease with length to be agreed at £33,500 per annum exclusive.

### VAT

All prices quotes are exclusive of VAT which we understand is payable.

### Service Charge

A service charge is levied to cover the cost of maintenance and upkeep of communal areas, utilities etc.

### Business Rates

The property is currently split for Business Rates with each office suite having its own hereditament and eligible for Small Business Rates Relief.

### Energy Performance Certificate (EPC)

Available on request from the agent.

### Services

We understand that all mains' services are available on or adjacent to the subject property.

The agents have not inspected nor tested the condition of the services and interested parties are advised to carry out their own investigations.

### Legal Costs

Each party are to be responsible for their own legal fees incurred during this transaction.

### Availability

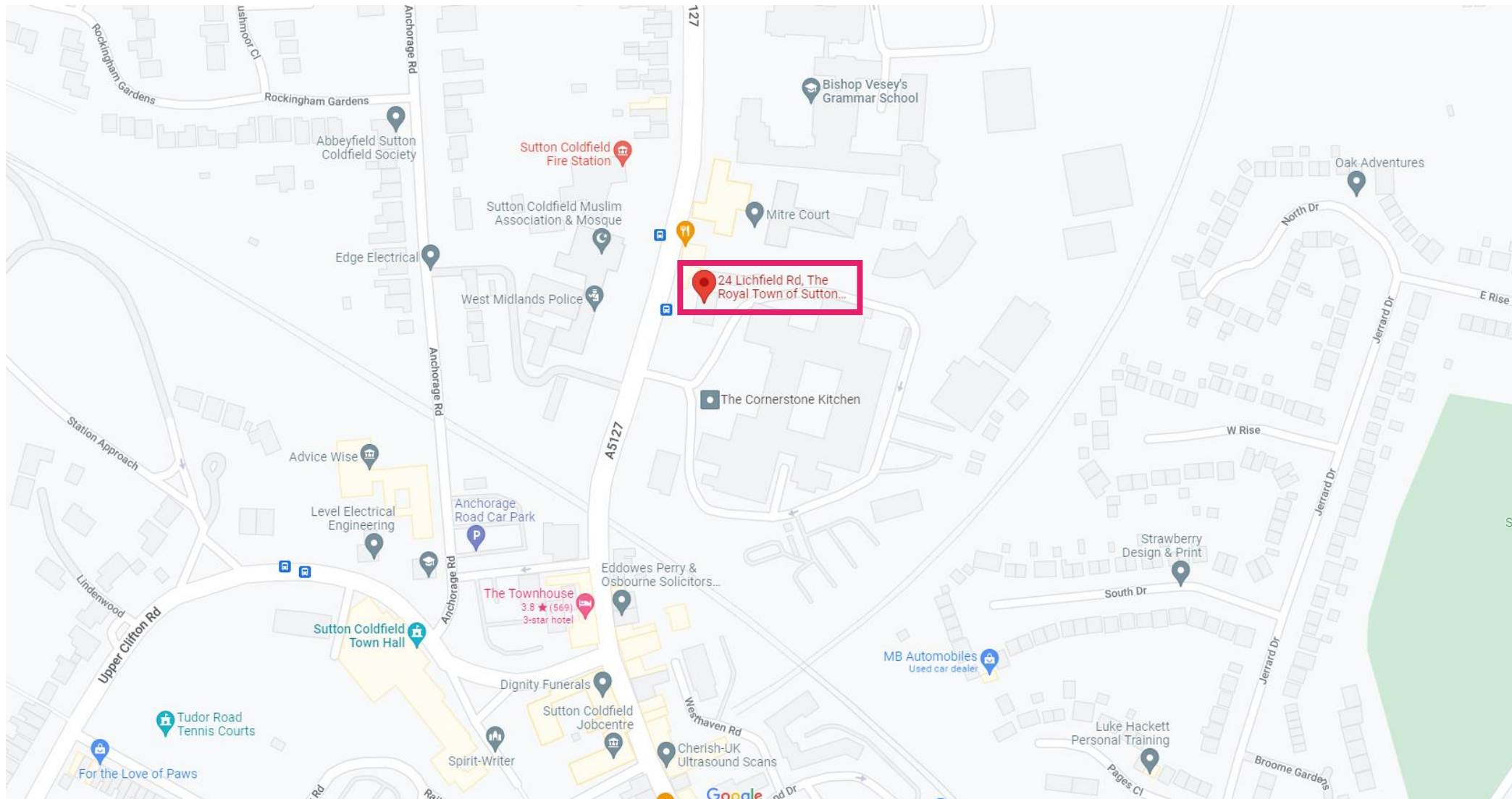
The property is available immediately following the completion of legal formalities.

### Viewings and Further Information

Strictly via the sole agent Siddall Jones on 0121 638 0500







IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.