

OFFICE | TO LET

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FIRST FLOOR OFFICE, FIRST AVENUE, MINWORTH, SUTTON COLDFIELD, B76 1BA

440 SQ FT (40.88 SQ M)

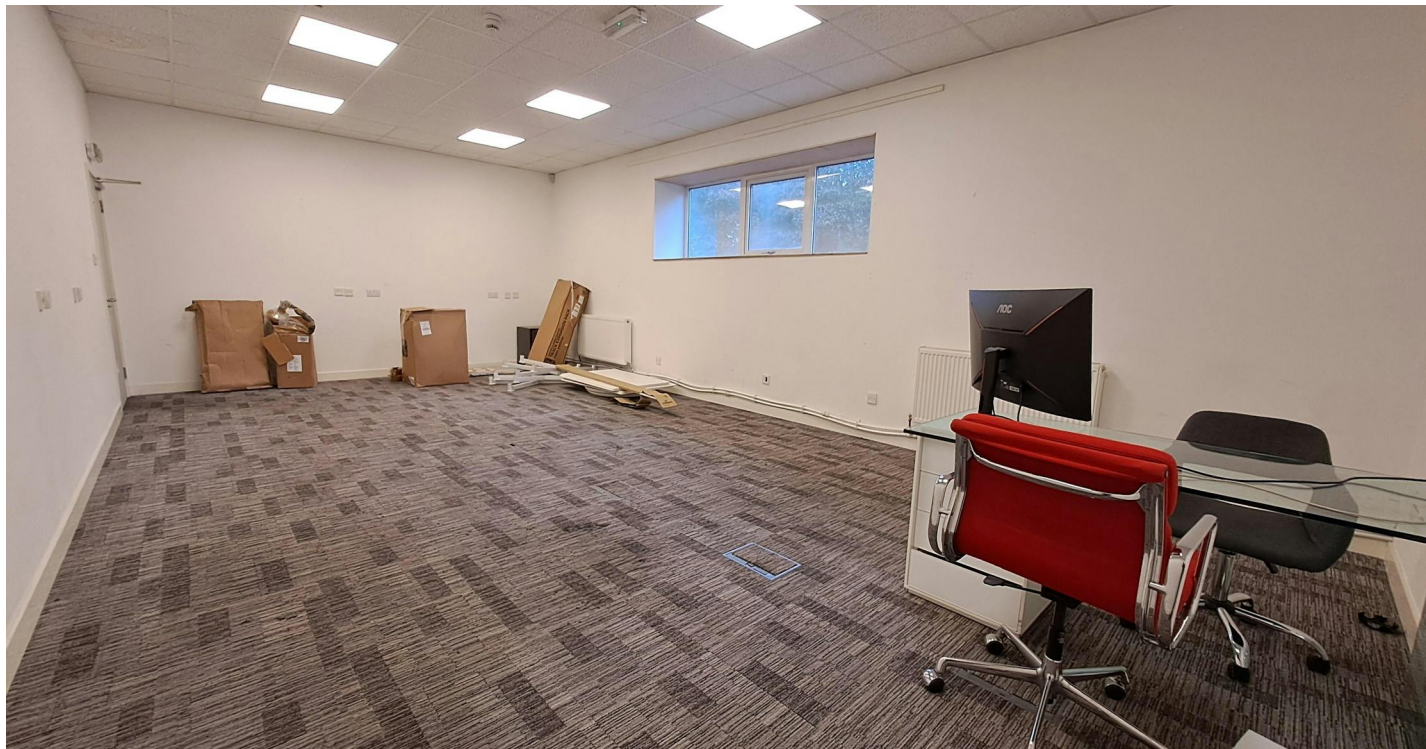
**SIDDALL JONES**  
COMMERCIAL PROPERTY CONSULTANCY



First Floor Office in Established Commercial Location

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- WiFi Included
  - Raised Flooring with Integral Power Points
  - Suspended Ceiling with Inset LED Lighting
  - Carpet Flooring
  - Gas Central Heating
  - Ample on-road Parking
  - Double Glazing
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## DESCRIPTION

This first-floor office suite offers a well-appointed open-plan accommodation. Pedestrian access is provided off First Avenue, with an internal stairwell leading to the suite on the first floor.

The office benefits from carpeted flooring, emulsion-coated walls, and a raised access floor with integral power points, gas central heating and double glazed windows.

The occupiers will have the use of a shared kitchen and WC facilities located on the same floor.



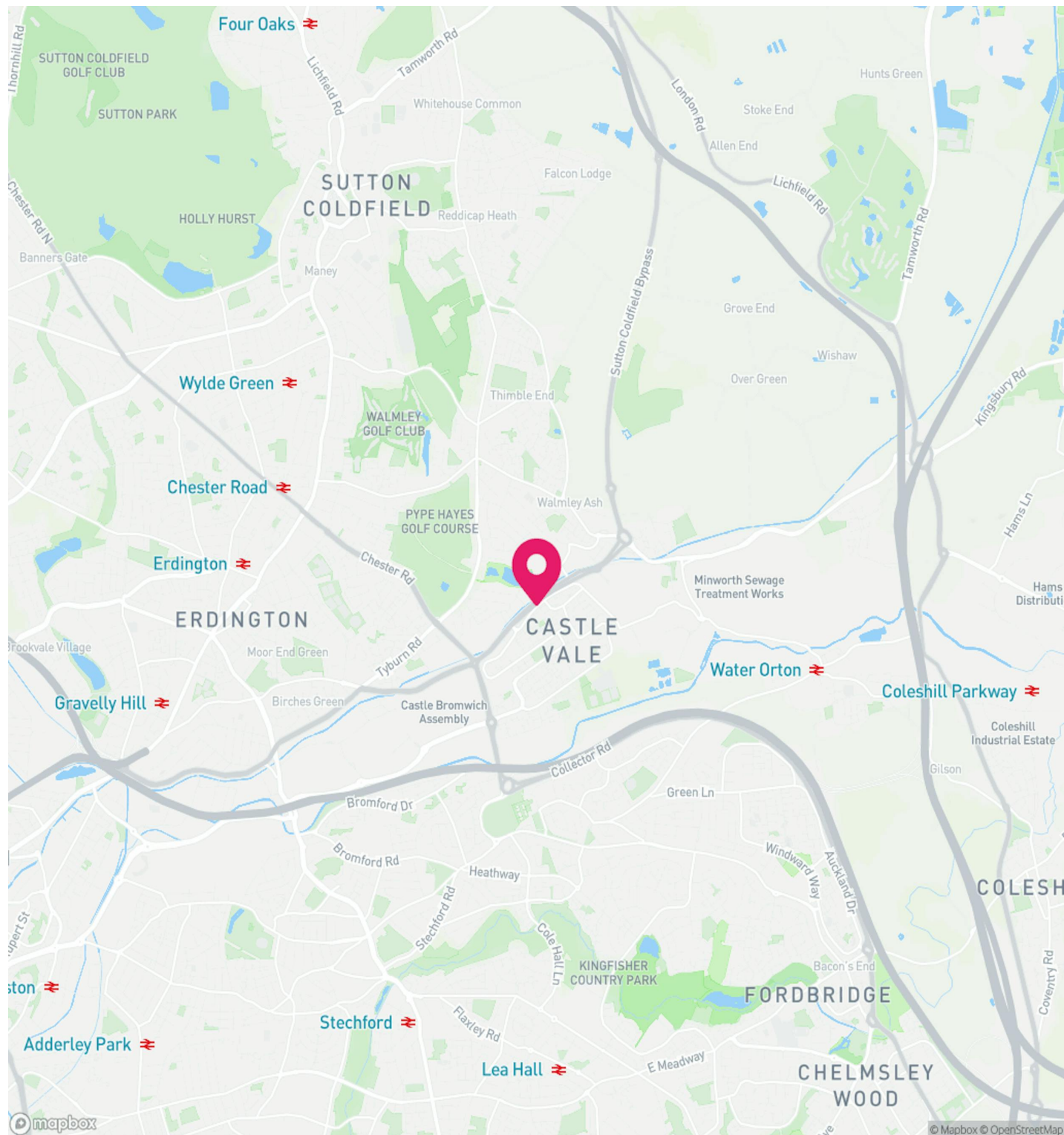
## LOCATION

This office suite is located on First Avenue in Minworth, a well-established commercial and industrial area to the northeast of Birmingham.

Minworth benefits from easy access to major transport routes, including the A38, which connects directly to Birmingham City Centre (approx. 7 miles) and links to the M6, M42, and M6 Toll, providing access to the national motorway network.

Public transport connections are also available, with regular bus services operating along the nearby Kingsbury Road (A4097), connecting Minworth to surrounding areas and Birmingham City Centre. Sutton Coldfield and Water Orton railway stations are both within a short drive, offering further commuter access.

The local area provides a range of amenities, including nearby retail parks, supermarkets (such as Asda Minworth), cafes, and food outlets.





## TERMS

The suite is available on flexible terms at a rental of £7,800 per annum.

## VAT

Not applicable

## UTILITIES

Electricity is sub-metered and will be recharged to the occupant.

WiFi is included.

Rates included.

## ACCESS

Typical access times are between 8am - 5pm Monday - Friday, however this could be extended at the landlord's consent.

## RENT

£7,800 per annum

## POSSIBLE USE CLASSES

Class E - Commercial, Business and Service

## ANTI MONEY LAUNDERING

The successful applicant will be required to provide two forms of ID and proof/source of funds, to satisfy anti-money laundering protocols.

## VIEWINGS

Viewings are strictly via the letting agent Siddall Jones.

## CONTACT



**Scott Rawlings**

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