

OFFICE | TO LET



FINANCIAL HOUSE, MIDLAND DRIVE, SUTTON COLDFIELD, B72 1TU

2,365 SQ FT (219.72 SQ M)

SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

Modern, self-contained office premises located within Sutton Coldfield town centre with secure parking

- NIA 2,365 ft²
 - Quoting Rental £38,500 (exclusive)
 - Attractive, modern office building
 - 8 secure car parking spaces
 - Located within close proximity to the railway station, bus terminus and shopping centre
 - Air-conditioning and gas-fired central heating
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DESCRIPTION

The property comprises a modern, two-storey detached office building of attractive brick elevations with inset glazing, surmounted by a pitched tiled roof.

Internally, the accommodation is arranged over ground and first floor levels, providing predominantly open-plan office space together with a number of cellular meeting rooms on both floors.

Specification includes carpeted flooring, painted plastered walls, double glazed windows providing good levels of natural light, perimeter trunking and air conditioning. WC and kitchen facilities are provided at both ground and first floor levels.

Externally, the property benefits from 8 allocated car parking spaces within a secure, gated car park adjacent.



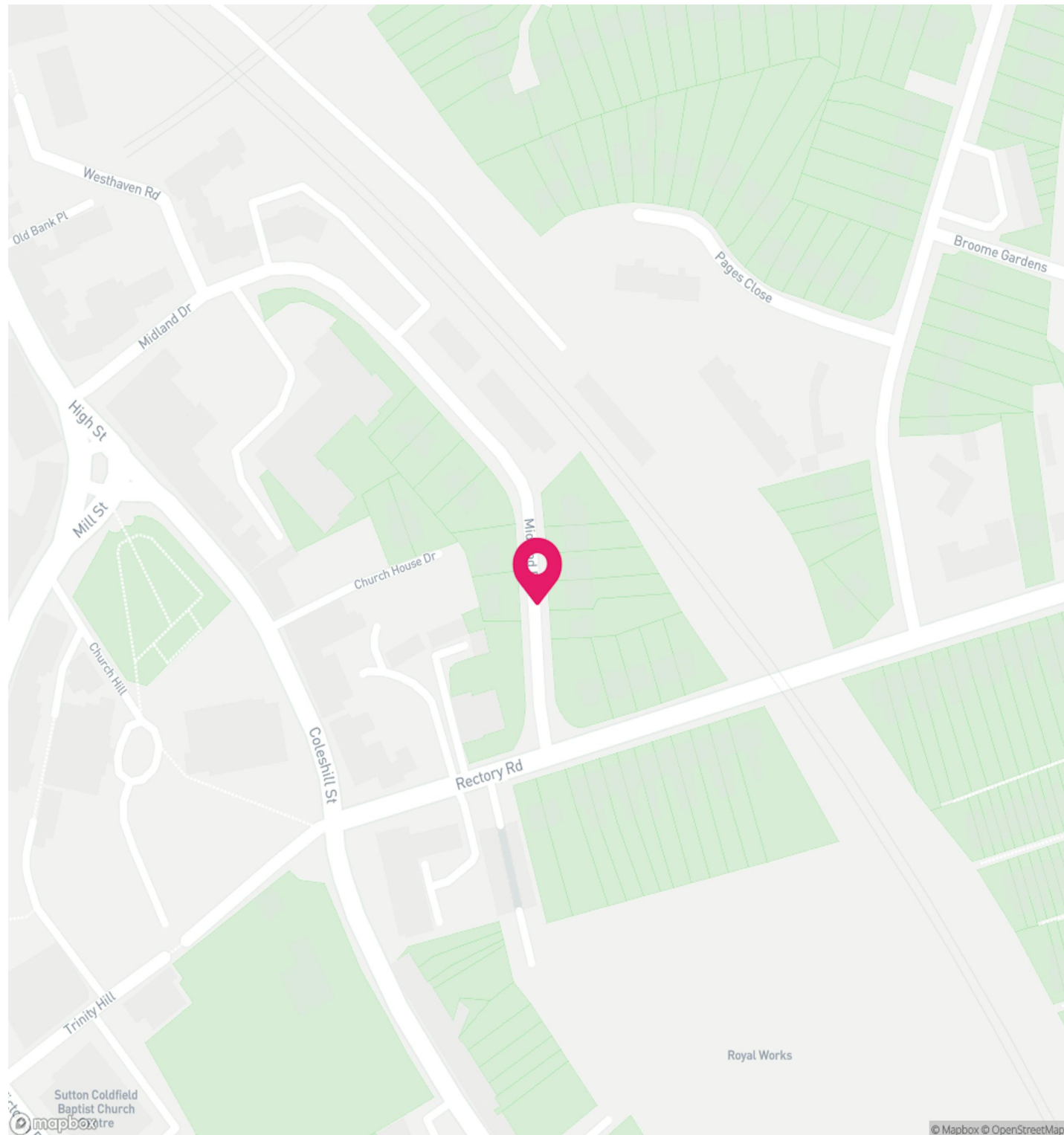
LOCATION

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Financial House occupies a prominent position fronting Midland Drive, which is accessed from the junction of High Street, Mill Street and Coleshill Street, within the established professional area of Sutton Coldfield town centre.

Sutton Coldfield is located approximately 7 miles north east of Birmingham City Centre and benefits from excellent connectivity to the wider motorway network, including the M6, M6 Toll and M42.

The area is well served by public transport, with Sutton Coldfield railway station providing regular services via the Cross City Line to Birmingham New Street and Lichfield Trent Valley.



BIRMINGHAM

The ideal place to work, where opportunity meets innovation!

Dynamic city centre: Immerse yourself in a vibrant hub boasting fabulous shops, diverse restaurants, and vibrant street entertainment. Explore stunning architecture and enjoy easy access to all amenities, fostering a productive and inspiring work environment.

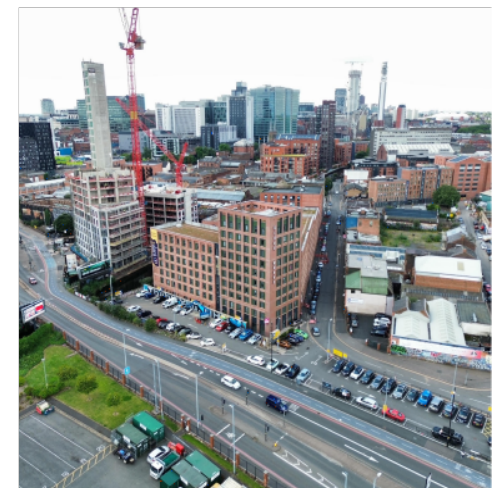
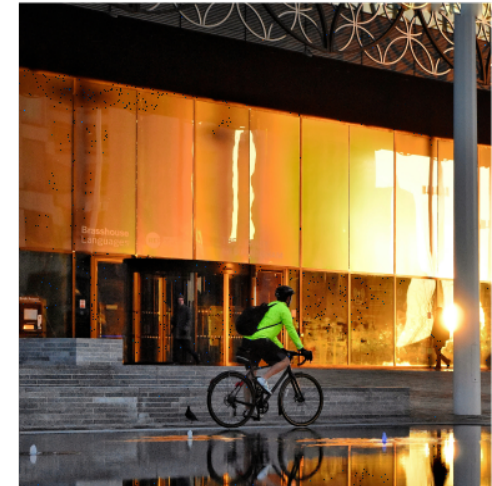
Effortless connectivity: Reach Birmingham Airport swiftly via the free Air-Rail Link, connecting directly to Birmingham International Railway Station. From there, frequent ten-minute trains to Birmingham New Street station provide seamless access to your workplace.

Central location, global reach: A strategic location offers quick train connections:

- Solihull: 8 mins
- Coventry: 20 mins
- London: 1 hr 15 mins
- Manchester: 1 hr 27 mins
- Cardiff: 1 hr 50 mins

Endless amenities: Indulge in diverse dining options, cultural richness, premier shopping, lively bars, exciting events, activities, and green spaces – all within Birmingham's city centre.

Join us in Birmingham: Experience a city where work-life balance thrives and opportunities abound. Birmingham awaits – where your professional journey begins!





AVAILABILITY

Name	sq ft	sq m	Availability
Ground - Ground Floor	1,174	109.07	Available
1st - Office	1,191	110.65	Available
Total	2,365	219.72	

SERVICES

We understand that all mains services are available within the premises.

The agent has not tested the suitability of the connections and recommends that interested parties carry out their own investigations.

BUSINESS RATES

April 2026 RV £35,250

Rates payable £17,589 (approx)

Interested parties are recommended to make their own enquiries with the local authority.

VAT

Applicable

LEGAL FEES

Each party to bear their own costs

LEASE

The property is available to let on a new lease with length to be agreed.

RENT

£38,500 per annum

POSSESSION

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

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



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