

OFFICE | TO LET

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2ND FLOOR OFFICE, 33 COLESHILL STREET, SUTTON COLDFIELD, B72 1SD

878 SQ FT (81.57 SQ M)

SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

Modern, Self-Contained, Second Floor Office
Space Located Centrally in Sutton Coldfield

- 878 ft NIA
 - Quoting Rental £13,500 Per Annum (Exclusive of VAT)
 - Modern, Well-Appointed Office Space Which Has Been Recently Decorated
 - Modern kitchen, WCs and Shower Facilities
 - One Car Parking Space Included with More Available Nearby Via Separate Negotiation
 - Centrally Located Within Sutton Coldfield and Within Walking Distance of Town Centre.
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DESCRIPTION

The property comprises an attractive end-terraced period building of traditional three-storey construction, surmounted by pitched and hipped tiled roofs.

The accommodation has been converted to provide self-contained office accommodation arranged across ground, first and second floor levels.

The second-floor accommodation is accessed via a central communal stairwell and is arranged as two separate office suites.

The larger suite provides predominantly open plan office accommodation together with a kitchen, WC facilities and two cellular offices / meeting rooms.

The smaller suite provides an open-plan office / boardroom accommodation together with shower facilities.

The accommodation is presented to a modern standard and benefits from carpet covered flooring, emulsion-coated walls, modern kitchen and sanitary fittings and double-glazed windows (where specified).



LOCATION

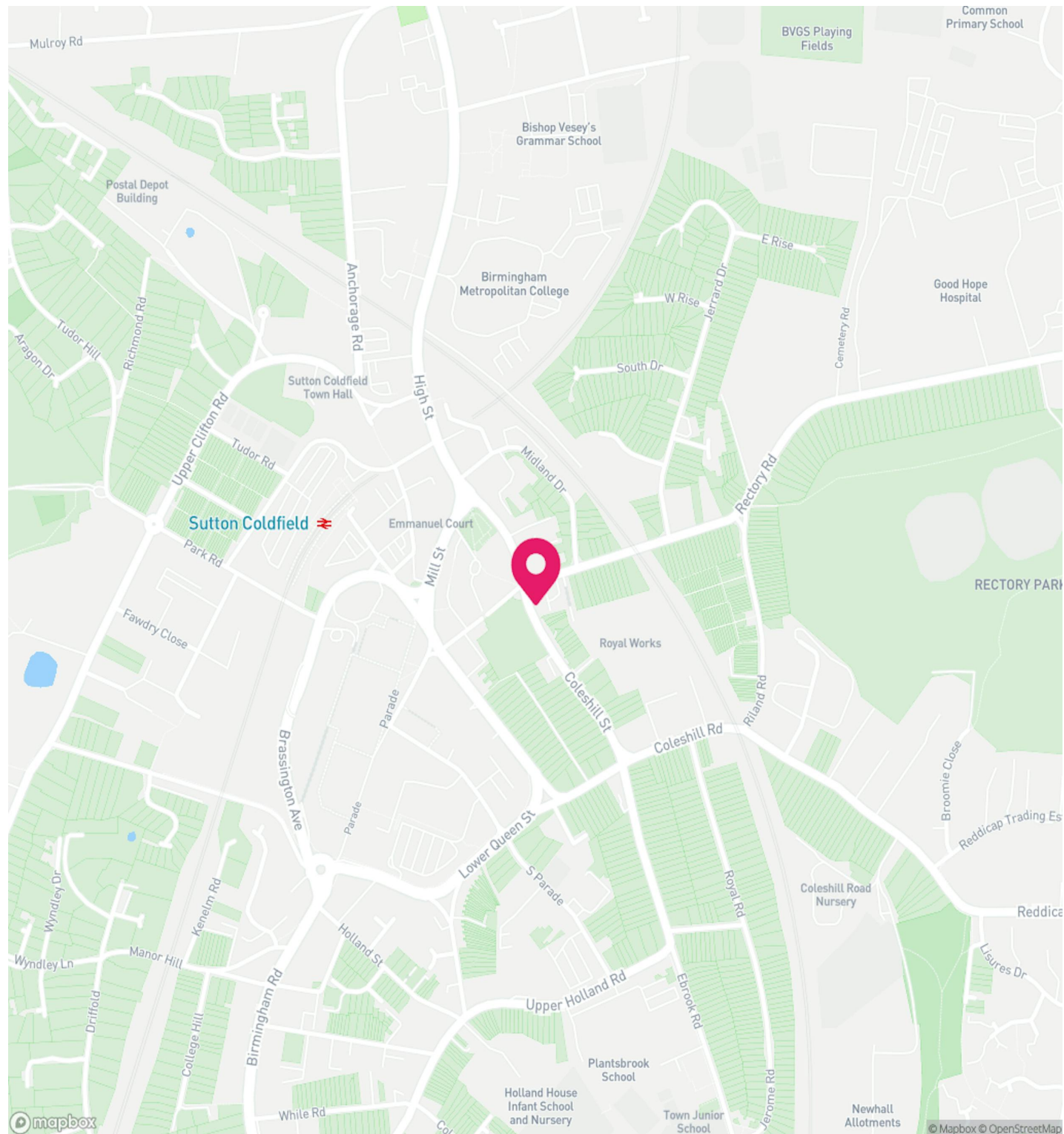
/// [///SCOUT.MOVED.LEARN](https://www.scout.moved.learn)

The property is prominently situated on Coleshill Street, within close proximity to Sutton Coldfield town centre and its established retail, leisure and commercial amenities.

The location benefits from excellent accessibility, with Sutton Coldfield railway station and the town's main bus interchange both within easy reach, providing regular services to Birmingham City Centre and surrounding areas.

Road communications are also strong, with convenient access to the A5127 and A453, together with the wider motorway network via the M6, M42 and M6 Toll.

The surrounding area comprises a mix of commercial and residential uses, with a number of local and national occupiers represented within Sutton Coldfield town centre.



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.

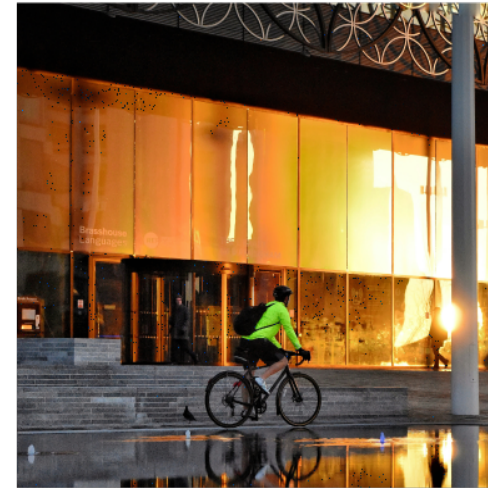
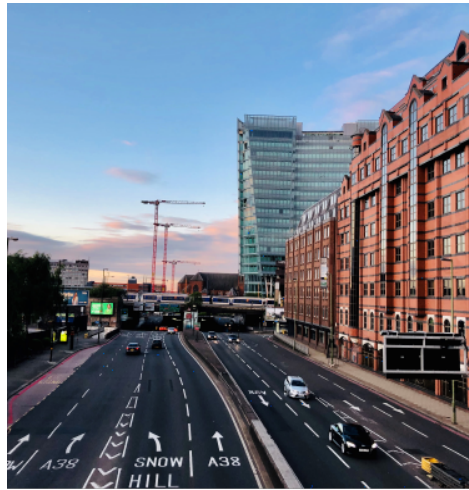
Effortless connectivity: Reach Birmingham Airport swiftly via the free Air-Rail Link, connecting directly to Birmingham International Railway Station. From there, frequent ten-minute trains to Birmingham New Street station provide seamless access to your workplace.

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!





RATEABLE VALUE

We understand that the suite benefits from small business rates exemption, subject to tenant qualification.

PARKING

One car parking space is included within the demise.

There is paid for parking available locally at the Royal British Legion club located on Rectory Road.

VAT

Applicable

LEASE

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

RENT

£13,500 per annum

POSSESSION

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

EPC

C (57)

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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