

TO LET
THREE STOREY SELF-CONTAINED OFFICE BUILDING

2,094 sq ft (194.53 sq m) NIA



- **Good Quality Out of Town Offices**
- **22 Car Parking Spaces**
- **Recently Undergone Refurbishment**
- **Ready for Immediate Occupation**

The Cedars Coton Road Whitacre Heath, Nr. Coleshill B46 2HH



GERALDEVE



Location

The property is prominently located at the front of a privately owned estate. Local occupiers on the estate include A Plant and Rhino Steel Cladding.

The offices are well located within a 5 minute drive to J9 of the M42 Motorway, accessed via the A4097. The premises provide good access to Birmingham city centre, Birmingham Airport, NEC, Sutton Coldfield, and Tamworth town centres.

Description

The property comprises;

- A modern self-contained office building
- Combination of open plan and cellular offices across three storeys
- 22 car parking spaces included
- Kitchen facility
- Double glazed uPVC windows
- Perimeter trunking
- Gas central heating
- Wall mounted radiators
- Server Room
- Office furniture available
- Alarmed with a code controlled secure front door
- 24/7 CCTV coverage and manned estate security

Accommodation

We have measured the premises in accordance with the RICS Code of Measuring Practice (6th Edition) as follows:

Ground Floor	601 sq ft (55.84 sq m)
First Floor	729 sq ft (67.73 sq m)
Second Floor	764 sq ft (70.98 sq m)

Total NIA **2,094 sq ft (194.53 sq m)**

Tenure

The property is available on a leasehold basis.

Rent

£35,000 per annum (exclusive of VAT). The rent is inclusive of the estate charge.

Planning

The premises are authorised for use as B1 offices. Any interested parties are advised to make their own enquiries with the Council.

EPC

The property has an EPC rating of C(63).

Viewing

By appointment through Gerald Eve LLP or, our joint agents Darby Key Property. Contact details below.

Georgina Harrington
gharrington@geraldeve.com
Tel. 07551 173 646

James Darby
james.darby@darbykeye.co.uk
Tel. 07951 147 471



Conditions under which these particulars are issued

All details in these particulars are given in good faith, but Gerald Eve LLP & Darby Key Property or themselves and the Vendors/Lessors of this property for whom they act give notice that:-
1. These particulars do not and shall not constitute, in whole or in part, an offer or a contract or part thereof, and Gerald Eve LLP & Darby Key Property have no authority to make or enter into any such offer or contract.
2. All statements contained in these particulars are made without acceptance of any liability in negligence or otherwise by Gerald Eve LLP, & Darby Key Property for themselves or for the Vendors/Lessors.
3. None of the statements contained in these particulars is to be relied on as a statement or representation of fact or warranty on any matter whatsoever, and intending purchasers must satisfy themselves by whatever means as to the correctness of any statements made within these particulars.
4. The Vendors/Lessors do not make, give or imply, nor do Gerald Eve LLP & Darby Key Property or any person in their employment have any authority to make, give or imply, whether in these particulars or otherwise, any representation or warranty whatsoever in relation to the property.
This statement does not affect any statutory rights you may have nor does it intend to limit Gerald Eve's or Darby Key Property liability which cannot be excluded or limited by law. Particulars issued February 2018.