



PROFESSIONAL ALL INCLUSIVE SERVICED OFFICES TO LET

Mere Green House, 46-48 Mere Green Road, Sutton Coldfield, West Midlands, B75 5BT



80 - 183 SqFt (7.43 - 17 SqM) | £450.00 - £1,300.00 per calendar month

Key Features

- Excellent location close to Mere Green centre
- Excellent access to the region trunk roads and railway services
- Parking Available - details upon request
- Occupiers nearby include Sainsburys, Aldi, Giggling Squid, Bistrot Pierre and Marks and Spencer
- Professional feel throughout
- Flexible lease terms available



LOCATION

The property occupies a prominent position on Mere Green Road in Mere Green, an affluent commercial centre situated within Sutton Coldfield. Mere Green House lies approximately 2.5 miles from the A38 which provides access onto the M6 toll, M42 and A5 and is located 0.7 miles from Four Oaks Railway Station, which provides transport links to Birmingham New Street, Lichfield and Burton Upon Trent. The property sits within a 5 minutes walk of local amenities such as Gigging Squid, Bistro Pierre, Marks and Spencer, Sainsburys and Lidl.

DESCRIPTION

Mere Green House comprises of a variety of high quality individual office suites that have been refurbished to an excellent standard and benefit from copper floor coverings, LED lighting, CCTV to the communal areas with security access and a dedicated high speed fibre line. The offices have a modern luxurious feel throughout and also benefit from a meeting room available by way of separate negotiation. Refreshments and catering services are also available.

Area	SqFt	SqM
Office 5	183	17
Office 7	141	13.1
Office 15	80	7.43
Total Floor Area	183	17

TERMS

The premises are available by way of a licence for a period of 12 months. However shorter or longer terms may be considered on negotiation.

ASKING RENT

£450.00 - £1,300.00 per calendar month

BUSINESS RATES

A contribution to the business rates is included within the quoting rentals.

EPC

Energy Performance Certificate available upon request

MONEY LAUNDERING

In accordance with Anti Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful applicant.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction.

VAT

All figures quoted are exclusive of VAT which will be payable

VIEWING

Strictly by prior appointment, please contact:



Eleanor Robinson
DDI: 0121 321 3441
Mob: 07738 713829
E: eleanor.robinson@burleybrowne.co.uk



0121 321 3441
www.burleybrowne.co.uk



Burley Browne gives notice that, (i) these particulars are intended as a general outline only for the guidance of prospective purchasers or lessees and do not constitute any part of any offer or contract, (ii) the accuracy of any description and or dimensions necessary for use and occupation cannot be guaranteed and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise; (iii) no employee of the agents has any authority to make or give any representation or enter into any contract whatsoever in relation to the property; (iv) the agents will not be liable in negligence or otherwise for any loss arising from use of these particulars.

Misrepresentation Act 1967. Unfair Contract Terms 1977. Consumer Protection Regulations under Unfair Trading Regulations 2008. The Business Protection Regulations from Misleading Marketing Regulations 2008.