



# WELL PRESENTED OFFICE SUITES WITH PARKING

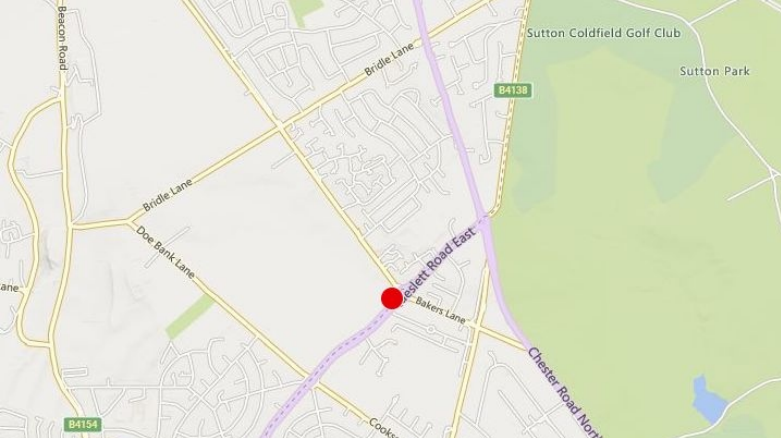
102 Queslett Road East, Sutton Coldfield, West Midlands, B74 2EZ



170- 431 SqFt (15.79 - 40.04 SqM) | £390.00 - £590.00 per calendar month

## Key Features

- Prominent location on Queslett Road East.
- Excellent access to the Midland motorway network at M6 Junction 7
- Car parking on site
- Close proximity to the Scott Arms retail parade.
- High specification to include LED lighting, carpeting and gas central heating serving radiators.
- New Lease



## LOCATION

The property occupies a prominent position on the corner of Queslett Road East and Aldridge Road immediately facing the traffic island, the junction with Bakers Lane in Streetly. The property is well located for access to Birmingham town centre, Sutton Coldfield town centre and connections to the main West Midlands motorway network at junction 6 and junction 7.

## DESCRIPTION

The premises comprise of multiple office rooms that are available together or individually, arranged across ground and first floors benefiting from shared W.C's, kitchen, reasonable electricity consumption, business waste disposal and a board room facility. The general specification of the offices includes LED lighting, carpet floor coverings, plaster painted walls, solar panels, heating and CCTV. Car parking is available within the front car park, the specific number of spaces are to be agreed. Please see below list of current availability:

Area	SqFt	SqM
Suite 3	246	22.85
Suite 8	170	15.79
Suite 9	312	28.98
<b>Total Floor Area</b>	<b>431</b>	<b>40.04</b>

## TERMS

The premises are available by way of a new Lease, the length of which is to be agreed on negotiation.

## ASKING RENT

£390.00 - £590.00 per calendar month

## BUSINESS RATES

Rateable Value to be reassessed.

Businesses may benefit from 100% small business rates relief on this property and our interested parties are advised to make their own enquiries with the Local Authority (Walsall).

## 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 not be payable.

## VIEWING

Strictly by prior appointment, please contact:



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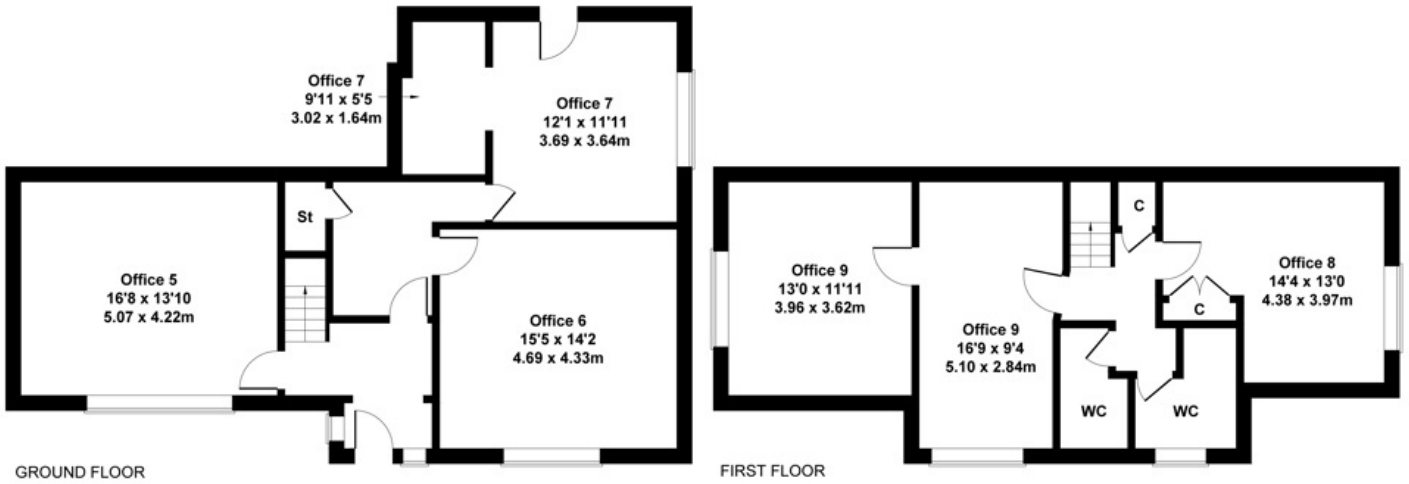


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# 102 Queslett Road East

Approximate Gross Internal Area  
1496 sq ft - 139 sq m



Not to Scale. Produced by The Plan Portal 2023  
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