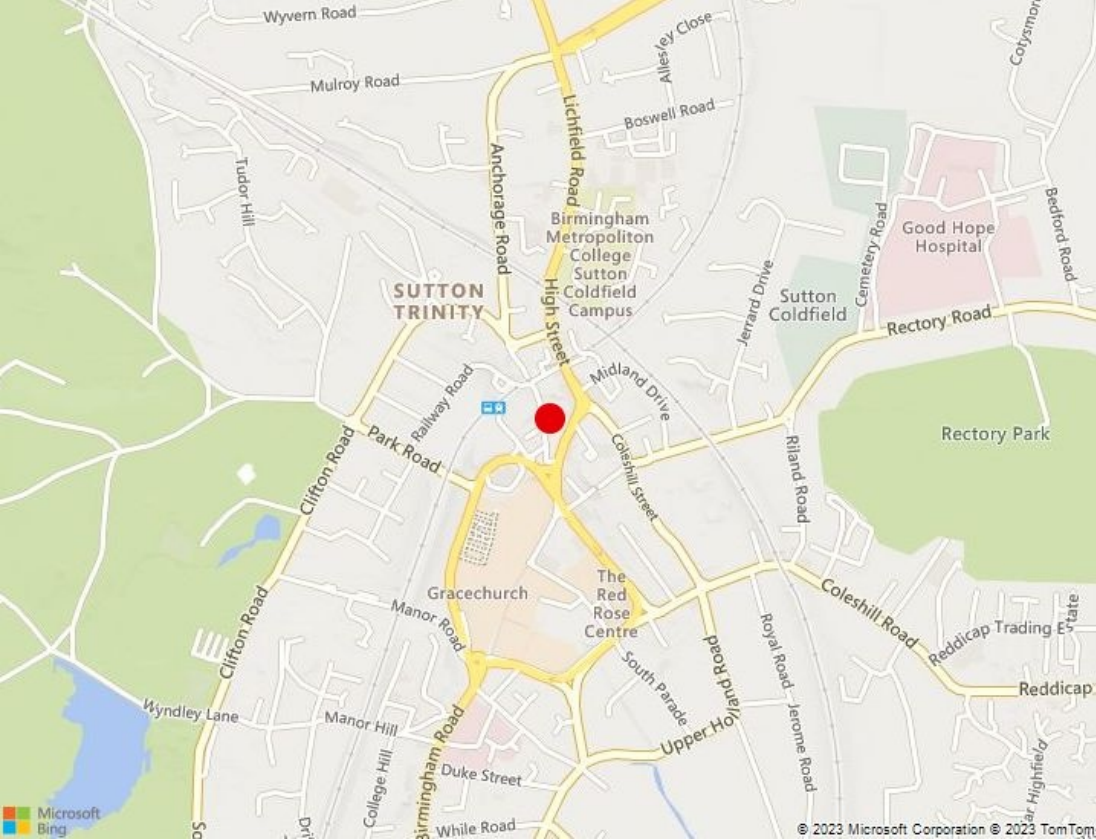


# HIGH QUALITY OFFICES TO LET OF A VARIED SIZE

Douglas House, 1 Emmanuel Court, 14 - 16 Reddicroft, Sutton Coldfield, West Midlands, B72 1TJ

1,075 - 6,390 SqFt (99.87 - 593.63 SqM) | £15.50 per sq ft pax





## KEY FEATURES

- The property can be let as a whole, on a floor-by-floor basis, a combination of floors or a split of the floors from the top down to suit a tenants requirement.
- Comfort cooling, Gas Central Heating, Electric Vehicle Charging Point and LED lighting
- 10 designated car parking spaces within the courtyard

## LOCATION

The property is situated within Emmanuel Court, a modern courtyard office development in the heart of Sutton Coldfield Town Centre which is situated between Gracechurch Shopping Centre and the High Street commercial area. In addition, Sutton Coldfield is on the cross-city railway line providing regular train services to Birmingham City Centre, Lichfield and Redditch.

## DESCRIPTION

The property comprises a three-storey self-contained office building with facing brickwork and a pitched tiled roof. The offices have been extensively refurbished throughout to a high quality and offer open plan accommodation across all first and second floors benefitting from suspended ceilings, carpet floor coverings throughout, gas central heating serving radiators and comfort cooling. The property is available as a whole, on a floor by floor basis, a combination of floors or the floors can be split from the top down to suit a tenants requirement as below:

Area	SqFt	SqM
Ground (only available with the above floors)	2,064	191.75
First Part A	1,087	100.98
First Part B	1,088	101.08
Second Part C	1,075	99.87
Second Part D	1,076	99.96
<b>Total Floor Area</b>	<b>6,390</b>	<b>593.63</b>



**Douglas House, 1 Emmanuel Court, 14 - 16 Reddicroft, Sutton Coldfield, West Midlands B72 1TJ**



## TERMS

The property is available by way of a new 6 year lease subject to a rent review on the third anniversary.

## ASKING RENT

£15.50 per sq ft pax

## SERVICE CHARGE

A small Service Charge is payable towards the cost of maintaining the Emmanuel Courtyard. Further details are available on request.

## EPC

Energy Performance Asset Rating awaited.

## BUSINESS RATES

To be reassessed.

Interested parties are advised to make their own enquiries with the Local Authority (Birmingham) for verification purposes.

## 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 is to be responsible for their own legal costs incurred in the transaction.

## VAT

All figures quoted are exclusive of VAT, which we understand will not be applicable.

## VIEWING

Strictly by prior appointment, please contact:



Eleanor Robinson  
DDI: 0121 321 3441  
Mob: 07738 713829  
E: [eleanor.robinson@burleybrowne.co.uk](mailto:eleanor.robinson@burleybrowne.co.uk)



David Hemming MRICS  
DDI: 0121 362 1530  
Mob: 07841 234160  
E: [david.hemming@burleybrowne.co.uk](mailto:david.hemming@burleybrowne.co.uk)

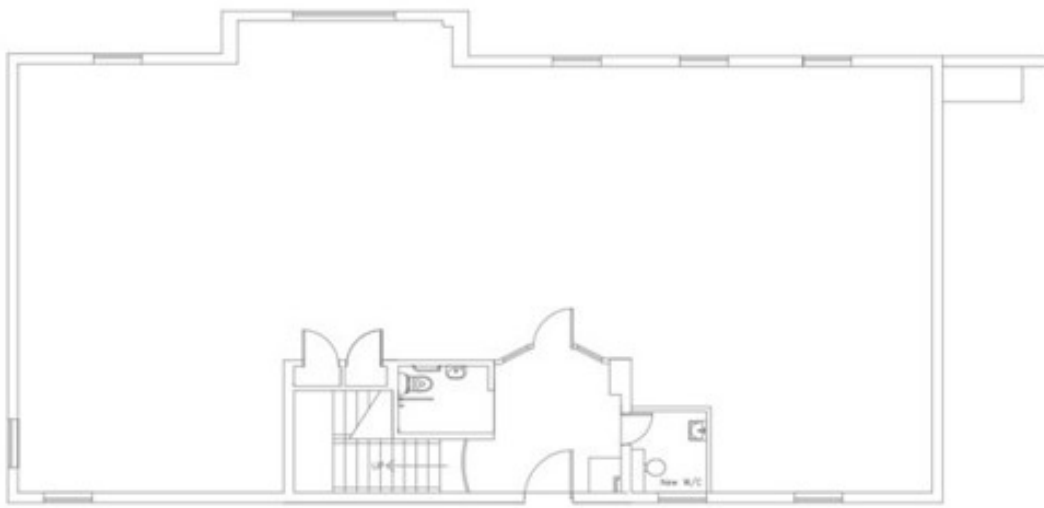


0121 321 3441  
www.burleybrowne.co.uk

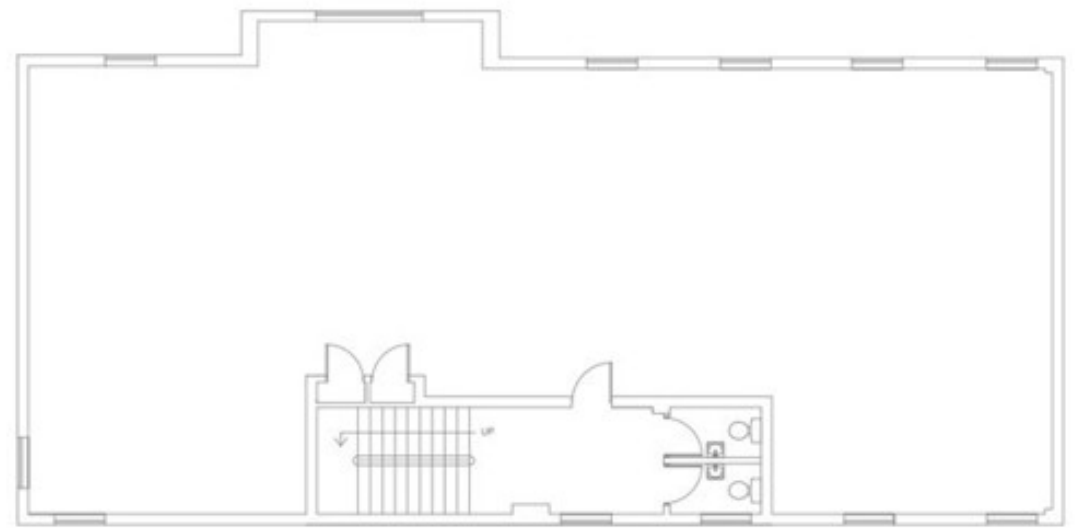


Burley Browne gives notice that, (i) these particulars are intended as a general outline only for the guidance of prospective purchasers or lessees and do not constitute any part of any offer or contract, (ii) the accuracy of any description and or dimensions necessary for use and occupation cannot be 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.

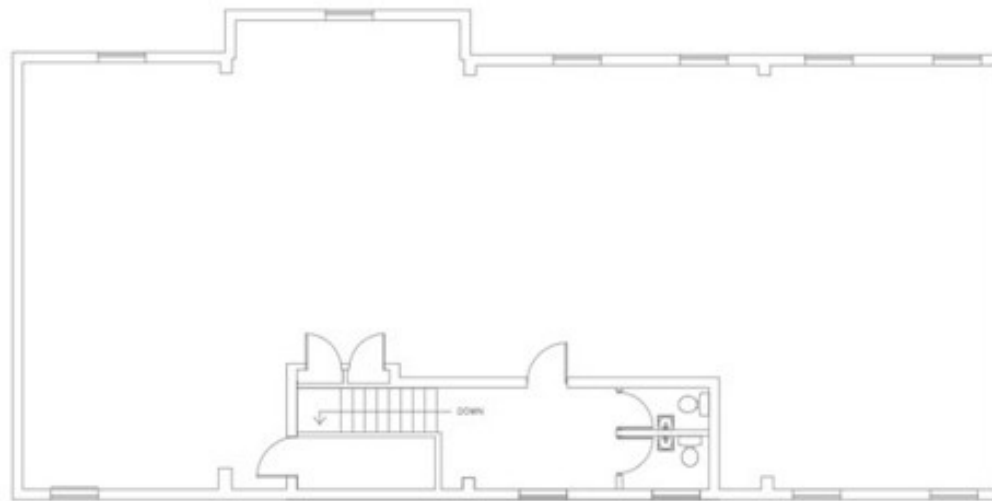
Misrepresentation Act 1967. Unfair Contract Terms 1977. Consumer Protection Regulations under Unfair Trading Regulations 2008. The Business Protection Regulations from Misleading Marketing Regulations 2008.



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



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.