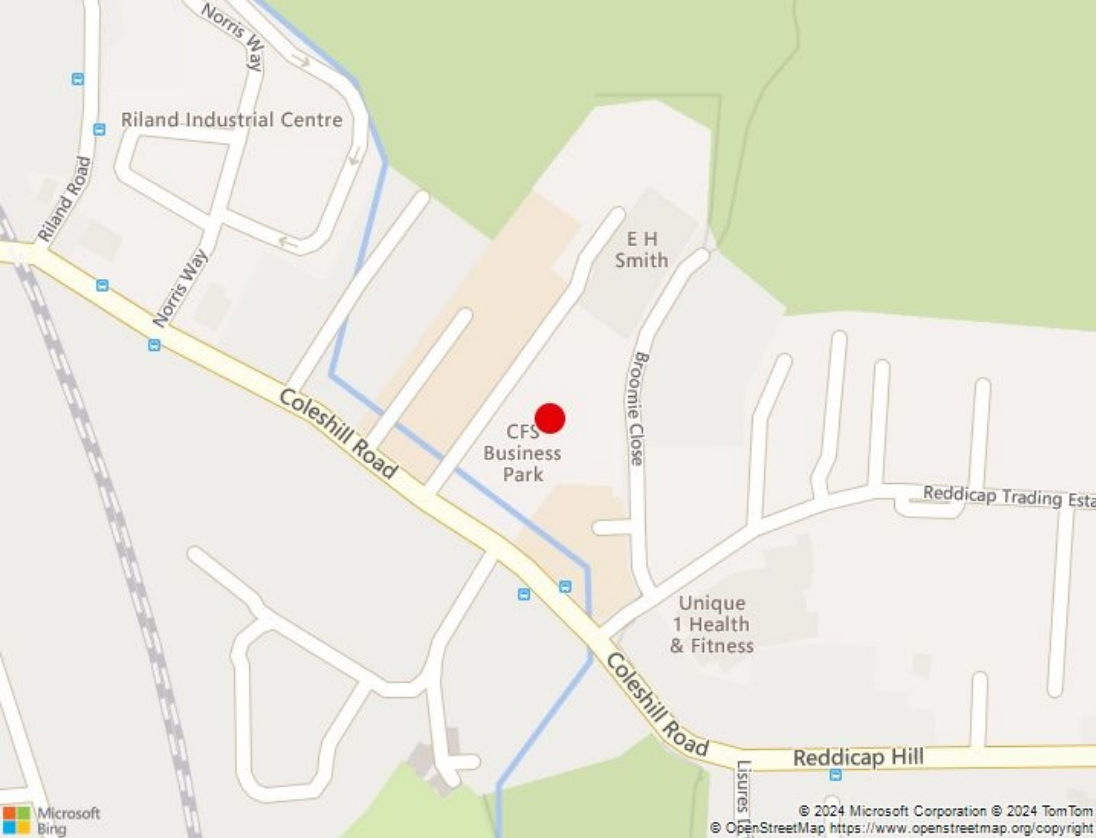


# SERVICED OFFICES TO LET

C F S Business Park, Coleshill Road, Sutton Coldfield, West Midlands, B75 7AZ

277 - 1,207 SqFt (25.73 - 112.13 SqM) | £500.00 - £1,750.00 per calendar month





## KEY FEATURES

- Located near Sutton Coldfield Town Centre being close to all amenities
- Short term agreements available
- ASAP occupation
- Car parking space

## LOCATION

The property is located on Coleshill Road, close to the junction with the Reddicap Trading Estate, being approximately 0.5 miles east of Sutton Coldfield Town Centre where all local amenities, including the Gracechurch Shopping Centre, Railway Station and bus terminus are located. Sutton Coldfield Town Centre is located approximately 7 miles north of Birmingham City Centre and benefits from good access to the Midland motorway network including M6 Toll, M6 and M42 motorways.

## DESCRIPTION

The property is situated at the front of CFS Business Park, which in turn fronts Coleshill Road, close to its junction with the Reddicap Trading Estate. The premises are accessed via a communal reception and staircase leading onto a rear breakout area with WCs and kitchen facilities. The first floor office suite comprises an open plan layout with meeting room. The second floor suite overlooks the front of the site and has a maximum width of 11.6m and maximum depth of 7.79m, there is a small store and partitioned meeting room that is currently being used as a breakout area/ meeting room off the main open plan space. Car parking is available with the premises, details upon request.



Area	SqFt	SqM
First Floor	277	25.73
Second Floor	930	86.4
<b>Total Floor Area</b>	<b>1,207</b>	<b>112.13</b>

**C F S Business Park, Coleshill Road, Sutton Coldfield, West Midlands B75 7AZ**



## TERMS

The space is available on a new 12-month licence agreement, subject to negotiation.

## ASKING RENT

£500.00 - £1,750.00 per calendar month

## EPC

A full copy of the Energy Performance Certificate is 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 to be responsible for their own legal costs in any proposed or actual transaction.

## VAT

All figures quoted are exclusive of VAT, which we understand will be applicable.

## VIEWING

Strictly by prior appointment, please contact:



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