

# To Let

# Pennycuick Collins

Chartered Surveyors

## First Floor Office Suite

**36a WALMLEY ROAD, WALMLEY  
SUTTON COLDFIELD**



**38.626 m<sup>2</sup>  
(415.77ft<sup>2</sup>) Approx.**

9 The Square, 111 Broad Street, Birmingham B15 1AS Email: info@pennycuick.co.uk Fax: 0121 665 4190

**www.pennycuick.co.uk 0121 665 4150**

### Location

The property is situated on the established Walmley Road shopping parade. There is a pedestrian crossing nearby which links to the opposite parade. There is foot access at the side and parking to the rear of the premises.

### Description

The subject property has a fully decorated self contained first floor office suite, fitted carpets, double glazing and heating provided by way of night storage heaters.

### Accommodation (All Sizes Approx)

Three offices, kitchen and WC facilities.

**Total Net Internal Area** 38.626 m<sup>2</sup> (415.77 ft<sup>2</sup>)

### Proposed Terms

A new lease is available for a minimum of 3 years or longer if required by multiples of 3 years

### Rent

The property is available on a minimum of a 3 year lease or multiples thereof at an initial rent of £5,000 per annum exclusive.

### Rates

Interested parties should make their own enquiries with Birmingham City Council Business Rates Department on 0121 303 9944

### Legal Costs

The tenant to be responsible for all legal costs associated with the preparation and completion of the lease.

### Service Charge

All main services are understood to be available but have not been tested by the agent.

### VAT

All figures are exclusive of VAT.

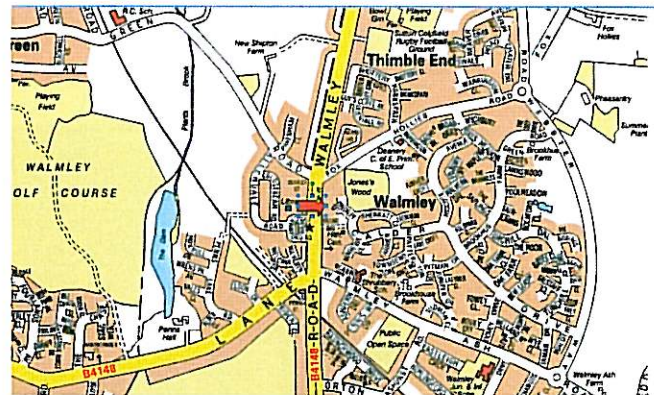
### Viewing

Strictly by appointment with the Sole Letting Agent:

**Pennycuik Collins,  
9 The Square, 111 Broad Street,  
Birmingham, B15 1AS.**

**Tel. No: 0121 665 4150, Fax. No: 0121 665 4190,  
Ref: SRJP**

**SUBJECT TO CONTRACT  
Feb 2011**



### ***The Property Misdescriptions Act 1991:***

These particulars are prepared and issued in accordance with the Property Misdescriptions Act 1991. Whilst we endeavour to make our Particulars accurate and reliable, if there is any matter of particular importance to you, then please do not hesitate to contact our office and we will be pleased to check the information for you (especially if you are travelling some distance to view the property).

### ***Fixtures and Fittings:***

All those items mentioned in these particulars are, we are advised, included in the sale. All other items, including those shown on any photographs, are excluded. References to any gas, electrical or other fixtures, fittings or appliances are to state their inclusion only, and no warranty is given or implied as to their condition or effectiveness.

### ***Measurement:***

The property has been measured in accordance with the RICS "Code of Measuring Practice (6<sup>th</sup> Edition)".

### ***VAT:***

Unless otherwise stated, all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject.

### ***Misrepresentation Act 1967:***

Pennycuik Collins for themselves and the vendors or lessor's of this property, whose agents they are, give notice that these particulars do not constitute any form of an offer or contract, nor any part of an offer or contract. Neither the vendor nor lessor of this property, nor Pennycuik Collins (or person in their employment) has any authority to make, give or imply any representation or warranty whatsoever in relation to this property.

### ***Rates/Water Rates:***

Verbal enquiries only have been made of the local authority; interested parties are advised to verify the figures direct with the appropriate authority.

### ***Tenure:***

The tenure which we show is as verbally advised to us, we have not had the opportunity to inspect any title documentation and therefore cannot verify this information.

### ***Services:***

Information in respect of all services regards availability, adequacy and condition of services is as verbally advised to us, we have not tested and no warranty is given or implied in their respect.