

# To Let

# Pennycuik Collins

Chartered Surveyors

## First & Second Floor Offices

**3 Mere Green Road,  
Sutton Coldfield**



***Net Internal Area 63.473 m<sup>2</sup>***

***(683.22 ft<sup>2</sup>) Approx.***

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**[www.pennycuik.co.uk](http://www.pennycuik.co.uk) 0121 665 4150**

## LOCATION

Situated in the heart of Mere Green Shopping Centre near to the island and Lichfield Road, these premises have been run as offices for many years. Ample public parking is within easy reach.

## Description

### Ground Floor

Door to lobby and stairs

### First Floor

Three cellular offices & WC

### Rear Office

A single cellular office/store

## Floor Areas

|                        |  |
|------------------------|--|
| First Floor Offices    | 53.10 m <sup>2</sup> (571 ft <sup>2</sup> )        |
| Second Floor Ancillary | 10.44 m <sup>2</sup> (112.22 ft <sup>2</sup> )     |
| <b>Total</b>           | <b>63.473m<sup>2</sup> (683.22 ft<sup>2</sup>)</b> |

## Proposed Terms

A new lease is available for a minimum of 3 years or longer if required by multiples of 3 years. Tenant responsible for rates and to refund buildings insurance premium and for internal repairs

## Rent

£5,000 per annum exclusive

## Rateable Value

£1,269

## Legal Costs

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

## Services

All mains services are understood to be available but have not been tested

## VAT

All figures are exclusive of VAT

## Viewing

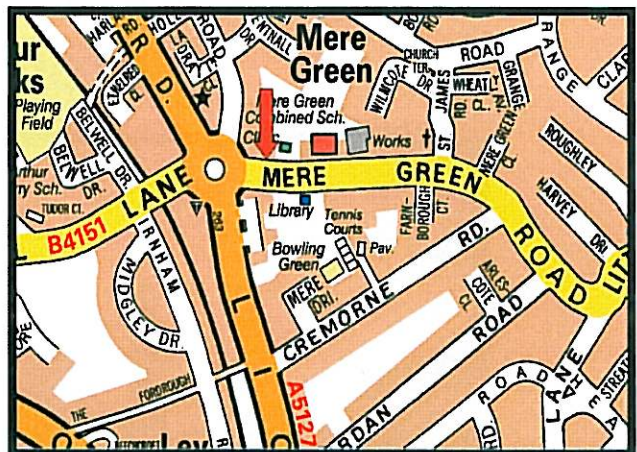
Strictly by appointment with the Sole Letting Agents

**Pennycuik Collins Incorporating Ralphs & Janes**  
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### ***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 (6th 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 Incorporating Ralphs & Janes 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 Incorporating Ralphs & Janes (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.