

The Moat House, Lichfield Road, Sutton Coldfield, B74 2NJ



TO LET

Character Office Suites

Various Suites Available from 179 ft²

LOCATION

The Moat House occupies a prominent location fronting Lichfield Road (A5127) on the edge of the of Sutton Coldfield Town Centre.

The premises sit on the entrance to the Sutton Coldfield Campus of BMet College, immediately opposite the Police Station and adjacent to Mitre Court, a multi occupied office development.

The property is a short walking distance from the town centre and Sutton Coldfield Railway Station which has regular services to Birmingham New Street and Lichfield.

Sutton Coldfield is well located for access to the Midlands Motorway Network including the M42, M6 and M6 Toll.

DESCRIPTION

The Moat House comprises a substantial and impressive Grade II* Listed detached property over ground, first, second floors and basement with impressive frontage to Lichfield Road.

The available accommodation comprises a office suites on the first floor with a communal kitchen and separate male and female WCs also available on the first floor.

An attractive boardroom and further meeting room are available to hire at a cost £35/hr and £15/hr respectively.

CAR PARKING

On-street parking is available directly opposite the property for 1 hour. Various additional local authority pay and display car parks are located in close proximity.

LEASES

The office is available for minimum terms of twelve months and monthly thereafter, by completion of a standard lease agreement.

RENTS

Rents are exclusive of Business Rates and telephone / broadband usage but inclusive of reception service, electricity, and heating.

DEPOSIT

Tenants will pay two months deposit together with one month's rent in advance.

ACCOMMODATION

Suite	Floor	Ft ²	Rent
Trinity (MH20)	1 st	179	£6,300 per annum

VAT

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

BUSINESS RATES

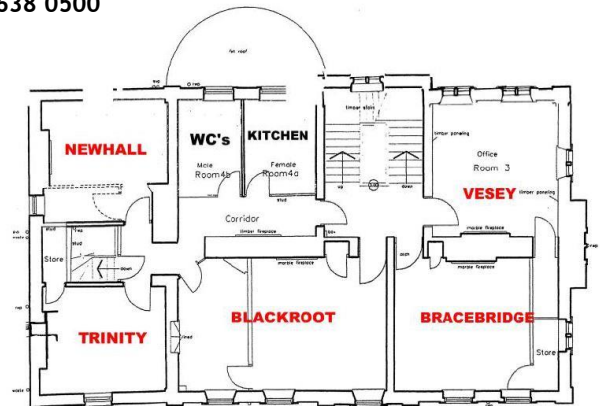
The individual suites will be reassessed for business rates, but it is anticipated that tenants may receive small business rate relief.

Any business rates payable are the responsibility of the tenant.

For any further information please contact Birmingham City Council Business Rates department.

VIEWING

Strictly by prior appointment via the agent Siddall Jones on **0121 638 0500**



FIRST FLOOR

