



Spacious OFFICES

FOR SALE

Internal Size

5,049 sq ft
over 3 floors

8 Emmanuel
Court, Sutton
Coldfield,
B72 1TJ

Convenient Location

Town
Centre

Property Features

- Prominently located within Sutton Coldfield Town Centre
- Adjacent to main shopping precinct and railway station
- Allocated car parking within secure courtyard
- Investment Opportunity

Accommodation (VOA)

Zone	Ground	First	Second	Total
sq ft	1,834	2,259	955	5,049
sq m	170.4	209.89	88.8	469.09



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Description

Unit 8 comprises self contained offices set over three floors. Currently the second floor is tenanted on a 3 year lease which commenced 10 June 2024. The remaining two floors are unoccupied.

Both the ground and first floor suites are predominantly open plan with some partitioning, each providing private offices (one within the ground floor suite, two on the first floor), kitchens with breakout spaces and store rooms. In addition, the ground floor offices have a dedicated customer reception room. The layout can however be returned to open plan should there be a requirement.

The specification includes carpet floor coverings, suspended ceilings, double glazing, LED lighting, gas central heating serving radiators and part trunking and part surface power. Shared WC facilities are located within the communal areas

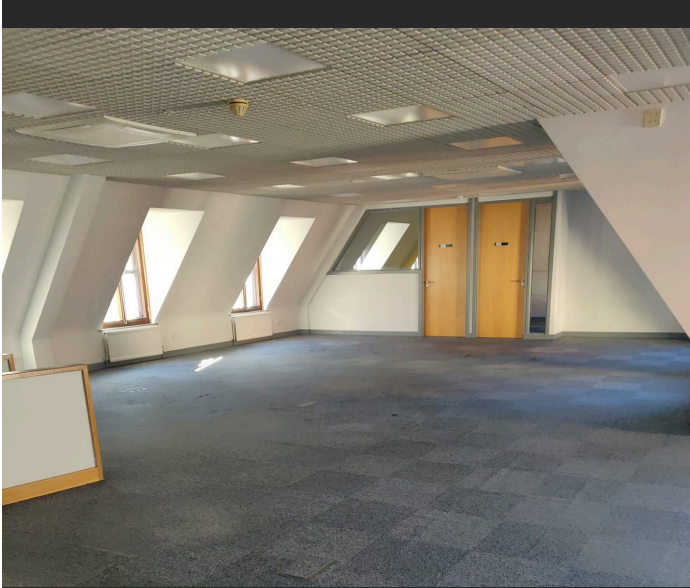
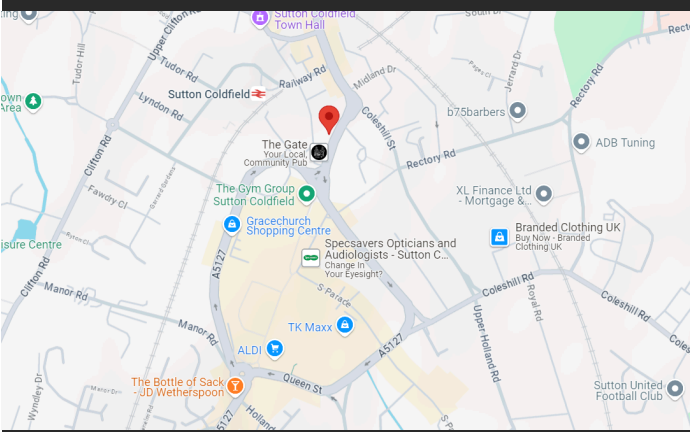
A total of 10 car parking spaces are allocated to Unit 8 within the courtyard. Currently 2 of these are included in the lease to the second floor tenant

Location

8 Emmanuel Court is prominently situated within the centre of Sutton Coldfield having a frontage to Mill Street with an additional entrance from within the Courtyard. Emmanuel Court lies within close proximity of The Gracechurch Shopping Centre and Sutton Coldfield Railway Station which provides access to the cross city railway line linking Birmingham and Lichfield. The property is excellently placed for transport with the M6 Toll, A38 and A452 within 2 miles.

Terms

TBC



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