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98 LICHFIELD STREET
TAMWORTH
STAFFORDSHIRE B79 7QF

PETER J. HICKS
— & Co. —
CHARTERED SURVEYORS

WELL POSITIONED FIRST FLOOR OFFICES

TO LET

AT

**32 WALMLEY ROAD
SUTTON COLDFIELD B76 1QN**



- 64.75 SQ M (697 SQ FT)
- FULL CENTRAL HEATING, LED LIGHTING
- 3 PARKING SPACES

Tel: 01827 60519



PETER J. HICKS & CO CONDITIONS UNDER WHICH PARTICULARS ARE ISSUED

Messrs. Peter J. Hicks & Co for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are give notice that:
(i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessors and do not constitute, nor constitute part of an offer or a contract.
(ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them.
(iii) no person in the employment of Messrs. Peter J. Hicks & Co or any joint agents has any authority to make or give any representation or warranty whatever in relation to this property.
(iv) all rentals and prices are quoted exclusive of VAT.

32 WALMLEY ROAD, SUTTON COLDFIELD

LOCATION

Walmley is a popular part of Sutton Coldfield with well-established and busy retail parades. Walmley Road (the B4148) lies approximately 5 miles from the M6 /A38m interchange.

DESCRIPTION

A suite of three offices, fully self-contained with own front door access direct from Walmley Road. The property has double glazing and has undergone a comprehensive refurbishment to include the installation of new:-

Suspended Ceilings	LED lighting
Central Heating	Kitchen
Data and electric trunking	Floor coverings
Decorations	

Front Office / Middle: 35.22 sq m (379 sq ft)

Front Office: 4.48 sq m (48 sq ft)

Rear Office: 22.80 sq m (245 sq ft)

Kitchen: 2.25 sq m (24 sq ft)
WC

TOTAL AREA: 64.73 sq m (697 sq ft)

Outside: 3 car parking spaces.

GENERAL INFORMATION

TENURE The premises are available to let on a lease for a term to be negotiated.

RENTAL: £10,000.00 per annum exclusive.

RATING INFORMATION: From the Valuation Office Website we note the following:-

Rateable Value: £7,500.00

Rates Payable: Nil *

* Assuming qualification for Small Business Rate Relief


* For the period 1st April 2026 to 31st March 2027

Prospective occupiers are advised to make their own enquiries by contacting Birmingham City Council on 0121 303 5511.

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<u>SERVICES</u>	All mains services are connected to the premises. The premises have the benefit of full gas fired central heating and fire alarm.
<u>TOWN PLANNING</u>	The premises are suitable for office use.
<u>VAT</u>	VAT is not currently levied on the rent.
<u>E.P.C.</u>	The property has an Energy Performance Asset Rating of: C75
<u>COSTS</u>	Each party shall bear their own legal costs.
<u>VIEWING</u>	Strictly via prior appointment with the sole agents:

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 **(01827) 60519**

Peter J. Hicks & Co., have not tested any apparatus, equipment or services and no warranty as to their condition or suitability is confirmed or implied. Any prospective purchaser/tenant is advised to obtain verification from their Surveyor or Solicitor.

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LOCATION PLAN

32 WALMLEY ROAD
SUTTON COLDFIELD

NOT TO SCALE



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