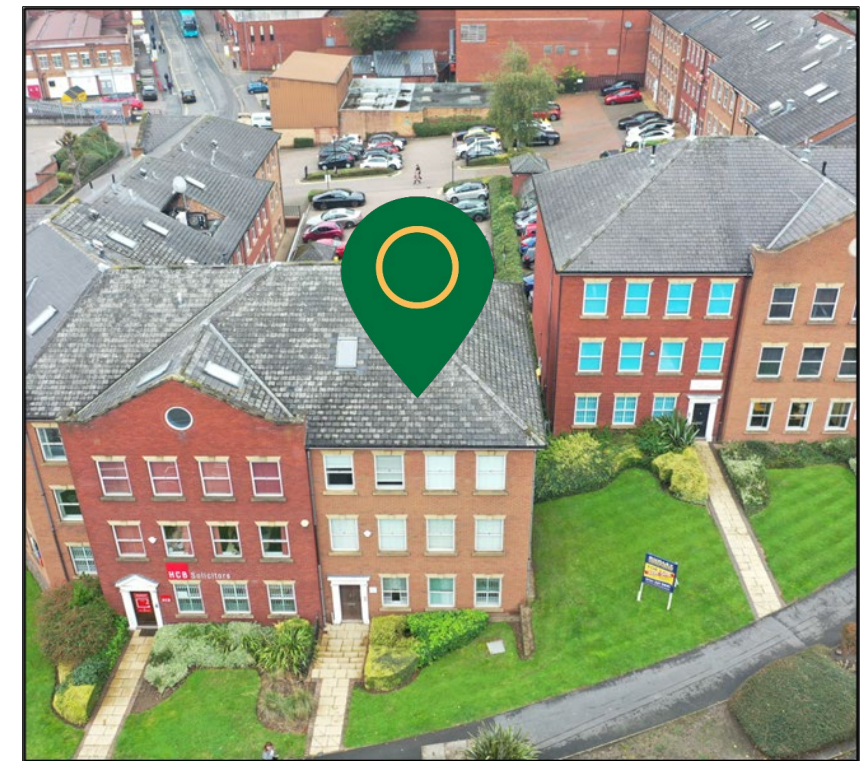


TO LET

£13,000 per annum



OFFICE SUITE



**Suite 4, 17 Wrens Court,
Lower Queen Street,
Sutton Coldfield B72 1RT**

962.08 Sq. Ft. (89.38 m²)
IPMS 2 (NIA) Office buildings

- Situated within the popular Wrens Court office courtyard development
- Suspended ceiling, perimeter trunking
- Glass partition office/conference room
- Communal gas central heating
- Communal kitchen
- Parking spaces included
- 24-hour access & CCTV secure site



Chartered Surveyors
Property Consultants
17 Market Street Atherstone
Warwickshire CV9 1ET
Tel: 01827 718912
www.parsleyproperty.co.uk



Suite 4, 17 Wrens Court, Lower Queen Street, Sutton Coldfield, B72 1RT

LOCATION

The property is situated within the popular Wrens Court office courtyard development located on the town centre ring road and only minutes walking distance from the central shopping area, bus terminus and railway station. Sutton Coldfield is well placed for access to the Midland motorway network including the M42 and M6 Toll.

DESCRIPTION

Wrens Court comprises a multi-office estate accessed from Lower Queen Street (What3Words location: [////////abode.lazy.hers](#)).

The office suite is situated on the second floor of Unit 17, having a windowed frontage to both the courtyard of Wrens Court & Lower Queen Street. This allows the open plan office plenty of natural light, including the glass partitioned board room/office.

The specification includes perimeter trunking, suspended ceilings with recessed LED panel lighting (instructed for replacement), carpeting, double glazing and communal central heating serving radiators.

The property benefits from a communal kitchen and storage area on the 3rd floor.

ACCOMMODATION:

Suite 4: 962.08 Sq. Ft. (89.38 m2) Office Suite

GENERAL INFORMATION AND PRINCIPAL TERMS OF LETTING

TENURE

The unit is available to lease on equivalent FRI (Full Repairing & Insuring) terms for a minimum term of 3 years.

SERVICE CHARGE & INSURANCE

A service charge is payable in four equal instalments on the usual quarter days.

The occupier will be responsible for reimbursing the Landlord the cost of insuring the premises.

The Service Charge includes the cost of electricity, heating, cleaning of the common areas, maintenance of the building and estate common areas.

RATEABLE VALUE

Rateable Value: £8,900 meaning Small Business Rate Relief may be applicable (Tenant liability to apply).

LOCAL AUTHORITY

Birmingham City Council

PLANNING

The premises have planning permission for purposes falling within Class E in accordance with the Town & Country Planning (Use Classes) Order 1987 updated.

RENT

Suite 4: £13,000 per annum

LEGAL COSTS

Each party will be responsible for their own legal costs.

V.A.T.

All figures quoted are exclusive of V.A.T.

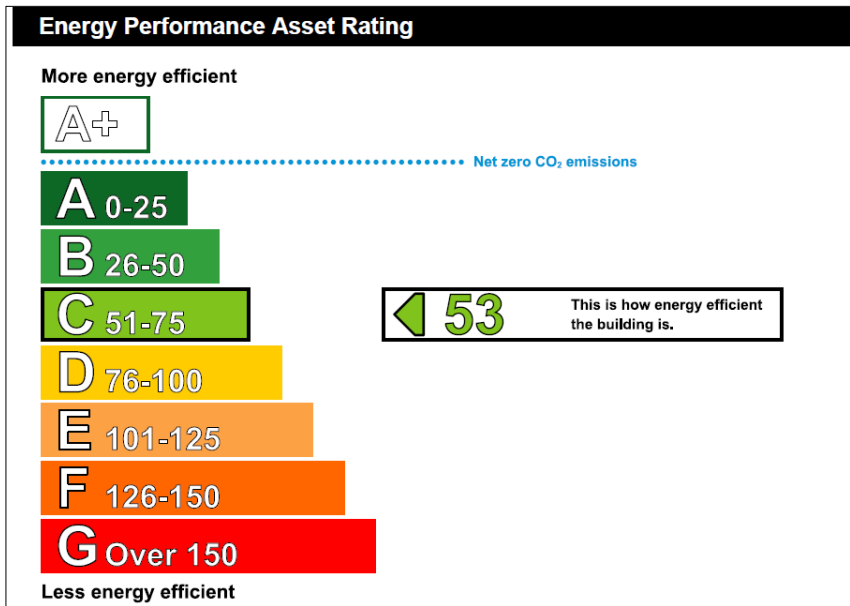
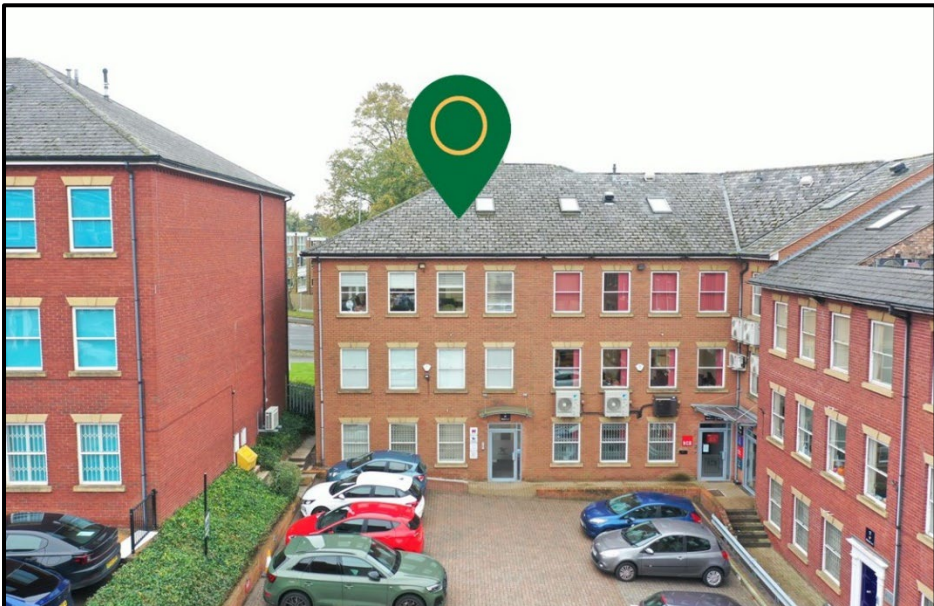
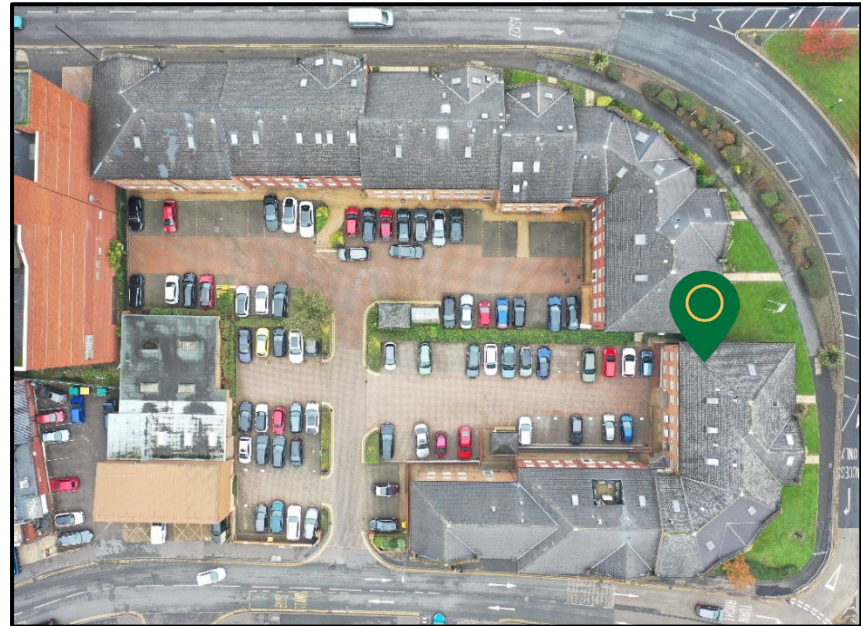
VIEWING

By Sole Letting Agents: Shortland Parsley on 01827 718912

Contact: James Parsley & Greg Fielding

Email: jamie@parsleyproperty.co.uk & greg@parsleyproperty.co.uk





STIPULATIONS

Every care has been taken in the preparation of these particulars and the attached plan which are for guidance only. They have been prepared and issued in good faith and are intended to give a fair description of the property but do not constitute part of an offer or contract. They are believed to be correct, nevertheless their accuracy is not guaranteed and any errors or omission there may be shall not annul the sale or give rise to any claims against the seller or Shortland Parsley. Neither Shortland Parsley nor any of its employees has any authority to make or give any representation or warranty whatever in relation to the property.

The plans are for identification purposes only and indicate the approximate extent of the property to be sold.

No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting the land which has been sold or withdrawn or any costs due to error or omission, inadvertent or otherwise, contained in these particulars.

Please also note:

1. The photographs only show certain parts and aspects of the property at the time they were taken.
2. It should not be assumed that the property remains as detailed in the photographs.
3. Any areas, measurements or distances are given as approximate only.
4. Any reference to alterations to, or use of, any part of the property is not a statement that any necessary planning, building regulation or other consent has been obtained. The intending purchaser must verify these matters.
5. If there is any aspect of the property in respect of which you would like further information, you are invited to discuss this with Shortland Parsley before you travel to the property.
6. The Seller of this property has checked the particulars and agreed that the information is correct to the best of his knowledge.

Electronic Communication

Internet communications are capable of data corruption and therefore we do not accept any responsibility for changes made to such communications after their dispatch. It may therefore be inappropriate to rely on advice contained in an email without obtaining written confirmation of it. We do not accept responsibility for any errors or problems that may arise using internet communication and all risks connected with sending commercially sensitive information relating to your business are borne by you. If you do not agree to accept this risk, you should notify us in writing that e-mail is not an acceptable means of communication.

It is the responsibility of the recipient to carry out a virus check on any attachments received.

Money Laundering

Shortland Parsley has in place procedures and controls, which are designed to forestall and prevent Money Laundering. In common with all professional practices, we are required by the Proceeds of Crime Act 2002 and the Money Laundering Regulations 2007 to:

- maintain identification procedures for all prospective purchasers.
- maintain records of identification evidence.
- report, in accordance with the relevant legislation and regulations, to the National Crime Agency.

Ref: PM10932/17/WC/S4

UPDATED: October 2025