



HIGH QUALITY OFFICES TO LET

1,075 – 6,390 sq ft
(99.87-593.63 sq m)

Attractive modern office building
within a courtyard setting

EXTENSIVELY REFURBISHED • DESIGNATED CAR PARKING
GRACECHURCH SHOPPING CENTRE AND SUTTON COLDFIELD RAILWAY STATION NEARBY

DOUGLAS
HOUSE

1 EMMANUEL COURT, 14-16 REDDICROFT,
SUTTON COLDFIELD



VIEW VIRTUAL
TOUR

Location

Douglas House is situated within Emmanuel Court, a modern courtyard office development, in the heart of Sutton Coldfield Town Centre.

Gracechurch Shopping Centre and Sutton Railway Station are only a short walk away providing numerous facilities including a variety of national retailers (which will be further enhanced by Harvey Norman), bars and restaurants as well as regular train services on the cross-city line to Birmingham City Centre, Lichfield and Redditch.

Sutton Park, a 2,400 National Nature Reserve, with many attractions and sporting facilities is also within walking distance.



Description

Douglas House is an attractive three-storey self-contained office building which has been extensively refurbished to a high standard offering open plan accommodation.



Accommodation

Floor	Sq ft	Sq m
Ground	2,064	191.75
First	2,175	202.05
Second	2,151	199.83
Total	6,390	593.63









Upper floors available on a floor by floor basis. The upper floors can also be split to provide suites from 1,075 sq ft

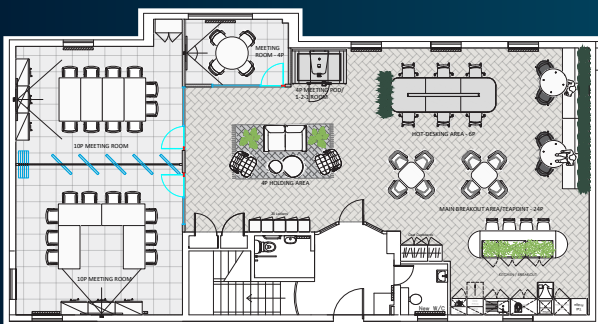


DOUGLAS HOUSE

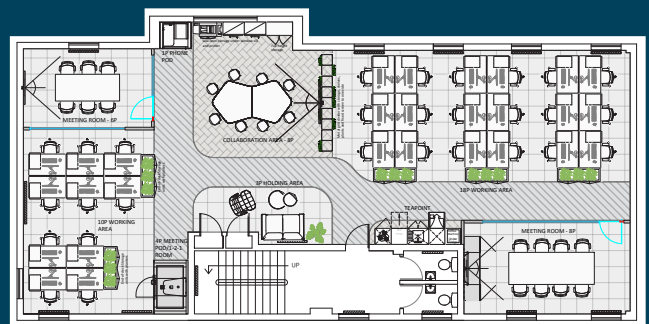


High Quality Specification

-  Comfort cooling
-  Gas central heating
-  Suspended ceilings
-  LED lighting
-  Carpeting
-  Male, Female and Disabled toilet facilities
-  10 designated car parking spaces within the courtyard
-  Electric Vehicle Charging Point



INDICATIVE SPACE PLAN 1



INDICATIVE SPACE PLAN 2

Lease Terms

The accommodation is available by way of a new lease for a term of years to be agreed.

Asking Rent

From £15.50 per sq ft.

Service Charge

A small estate service charge is payable towards the cost of maintaining the Emmanuel Courtyard and a building service charge will be payable if the building is split. Further information available upon request.

EPC

The property has an EPC rating of C63.

Business Rates

To be reassessed. Interested parties are urged to satisfy their own enquires with the local authority.

VAT

All figures quoted are exclusive of VAT, which we understand will not be applicable.

Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

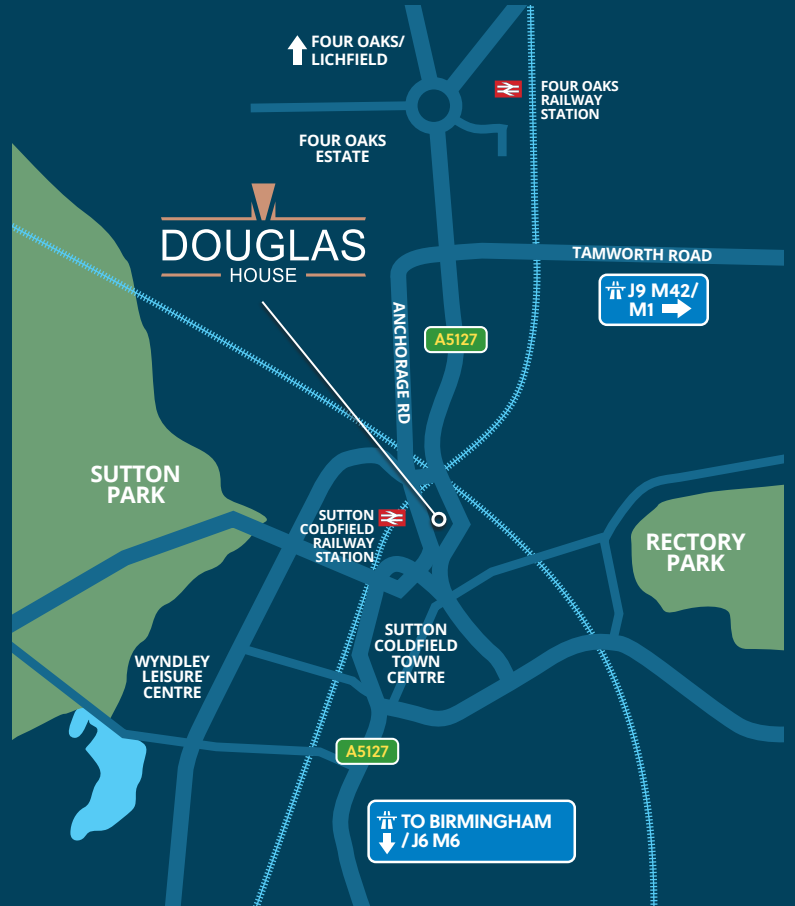
Money Laundering

In accordance with Anti Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful applicant.





SAT NAV: B72 1TJ  jacket.bridge.union



Viewings

To view or for further information please contact:



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In the heart of Sutton Coldfield

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