

ANDREW DIXON
& COMPANY

Chartered Surveyors &
Commercial Property Consultants

FOR SALE

OFFICE INVESTMENT



Units 2, 3 and 4, Emmanuel Court, Reddicroft Sutton Coldfield, West Midlands, B73 6BN

- Prime office investment extending to approximately 12,460 sq ft (1,157 sq m)
- Three adjoining four-storey office blocks in L-shaped formation
- Courtyard development with 22 allocated car parking spaces
- Currently producing a rental income of £112,052 per annum

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Emmanuel Court

Sutton Coldfield

LOCATION

Sutton Coldfield is a prosperous town in the north of the West Midlands, which forms an affluent middle class suburb of Birmingham. The area in general is regarded as one of the most prestigious locations in the Birmingham district. It is located approximately eight miles northeast of Birmingham city centre and four miles north of Junction 7 of the M6 motorway.

The property itself is situated within the Emmanuel Court office development, immediately adjacent to 'The Mall' shopping centre and close to Sutton Coldfield railway station.

DESCRIPTION

The property comprises a four storey office building, which forms part of a larger courtyard office development. The building is essentially made up of three adjoining blocks known as Units 2, 3 and 4, which are arranged in an L-shaped formation on a total site area of circa 10,000 square feet including allocated car parking.

The building was constructed around the 1980's of 11 inch cavity brickwork on a concrete frame surmounted by an interlocking tiled roof. Unit 4 is self-contained whereas Units 2 and 3 are interconnecting on all levels, having a shared entrance hallway and staircase with WC facilities off. The offices have been refurbished to provide open plan space, which is carpeted throughout and centrally heated.

There is a shared decked car park adjoining the property to the rear, which provides 22 private car parking spaces (16 spaces allocated to Units 2 and 3 and 6 spaces allocated to Unit 4).

ACCOMMODATION

Unit 2	2,923 sq ft	271.55 sq m
Unit 3	3,458 sq ft	321.25 sq m
Total	6,381 sq ft	592.80 sq m
Unit 4	6,079 sq ft	564.74
Total Net Internal Area	12,460 sq ft	1,157.54

PLANNING

We understand the property has planning permission for uses within Class B1 of the Town & Country Planning Act 1987 (Use Class Order 2005).



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TENURE

The property is available to purchase on a freehold basis, subject to the existing tenancies.

LEASE DETAILS

There are currently three tenants in occupation of various suites as per the attached table of tenancies. The current rental income is £112,052 per annum, with the potential to increase this upon full occupation of the building.

PRICE

Price upon application for the freehold investment.

SERVICES

We understand that all mains services are available or connected to the property. It should be noted that we have not tested these services and interested parties should make their own enquiries.

BUSINESS RATES

According to the Valuation Office Agency website the rateable value of the property in the 2017 rating list is Units 2 and 3 £94,250 and Unit 4 £32,500.

ENERGY PERFORMANCE CERTIFICATE

Units 2 and 3 have been awarded an Energy Rating of C(62) valid until 23 November 2019, and Unit 4 has an Energy Rating of C(57) valid until 21 January 2024.

VAT

All figures quoted are exclusive of VAT, which may be payable at the prevailing rate.

LEGAL COSTS

Each party to be responsible for their own legal costs.

VIEWING

Strictly by prior appointment with the Agent's Telford office:

Contact: Nathan Fern MRICS

Direct Line: 01952 521004 Mobile: 07957 828 569

Email: nathan@andrew-dixon.co.uk Ref: BNF/2972

Joint agent: Andrew Burley at Burley Browne

Tel: 0121 321 3441

Email: aburley@burleybrowne.co.uk



Printcode: 201425

What's this?

This is a QR Code. When you take a picture of this on most smart phones, the latest information about this property from our website will be displayed to you.

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