

**MODERN OFFICE SUITES FROM 691 TO 1,058 SQ FT (64.16 TO 98.29 SQ M)
CURDWORTH HOUSE, KINGSBURY ROAD, SUTTON COLDFIELD, B76 9EE**



- Modern Multi-Let Office
- Flexible Lease Terms Available
- Open Plan
- Immediate Occupation
- Generous Car Parking
- Low Service Charge
- Excellent Road Connectivity
- Close to M42 and M6 Toll

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LOCATION

The property is prominently situated on Kingsbury Road (A4097) almost adjacent to Junction 9 of the M42 motorway and Junction T1 of the M6 Toll, at Dunton Island. The property provides very swift access to the Midland Motorway Network, the A38 and A5 trunk roads. Curdworth is located to the east of Birmingham and is within easy reach of Birmingham City Centre, the NEC, Birmingham Airport, Sutton Coldfield, Tamworth and Coleshill Parkway railway station.

DESCRIPTION

Curdworth House is a modern two-storey multi-let office which has recently had the benefit of extensive refurbishment. The offices consist of contemporary "open plan" accommodation which includes carpet tiles, painted and plastered walls, a suspended ceiling and air conditioning. The building itself includes a lift, newly refurbished toilet and kitchen facilities, and a modern entrance with manned reception desk.

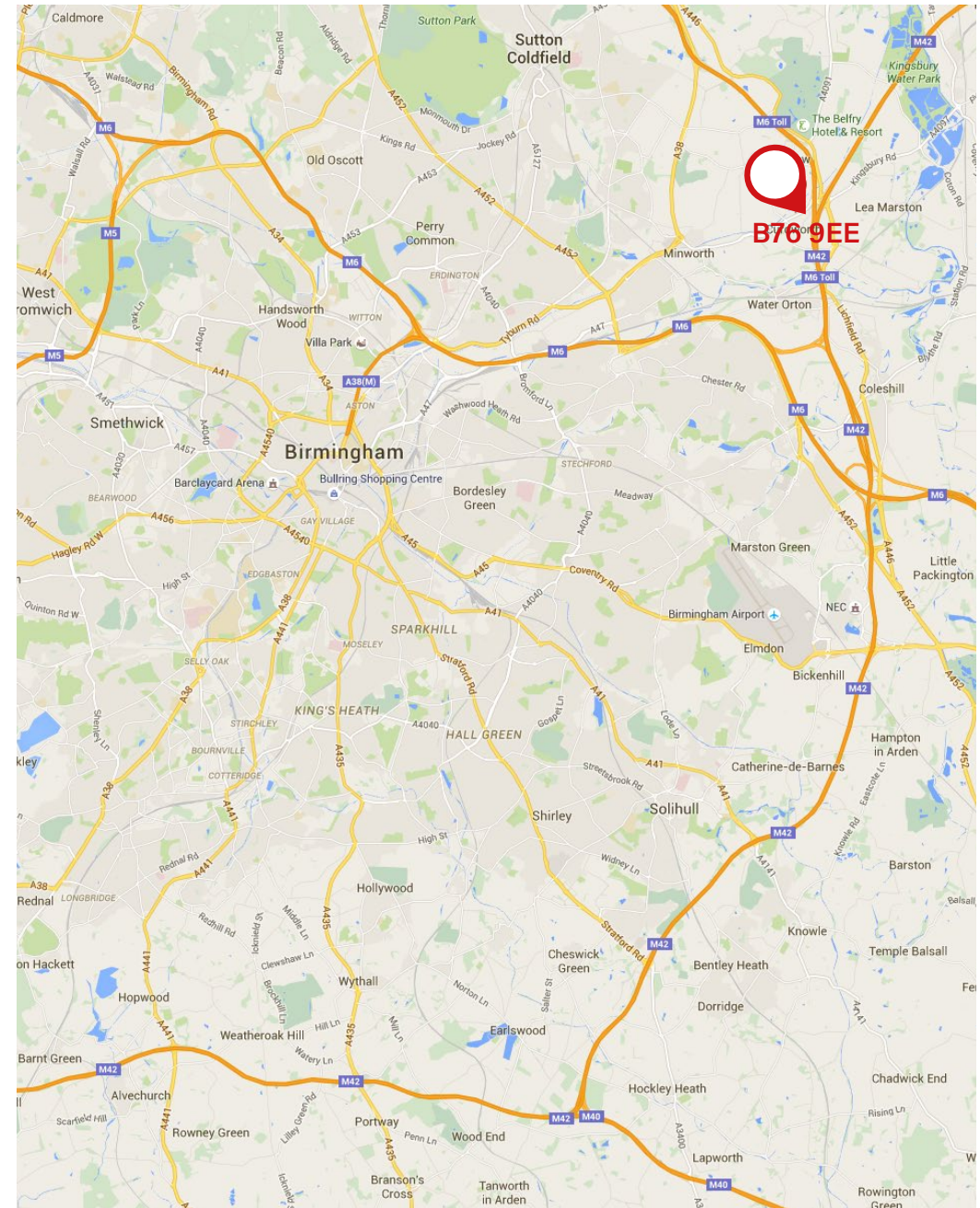
The available accommodation provides a range of sizes and flexible lease terms are available.

ACCOMMODATION

	SQ M	SQ FT	RENT (per annum exclusive)
Suite 4	64.16	691	£4,500
Atrium Suite	98.29	1,058	£7,500

MEETING ROOM

Meeting rooms on the ground floor are available to rent on an hourly basis by appointment.



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SERVICE CHARGE

A service charge is payable towards heating, refuse collection, maintenance of the common areas of the property including both the interior and exterior (car park etc). This is currently capped at £3.75 per sq ft per annum subject to annual RPI increase. The service charge includes heating to each individual office suite but does not include the cost of air conditioning.

BUSINESS RATES

Business rates will require reassessing following occupation but rates payable within the building are in the region of £7.75 per sq ft per annum. However, potential tenants are advised to make their own enquiries of North Warwickshire local authority.

TENURE

The property is available on a new Full Repairing & Insuring lease for a term of years to be agreed – flexible lease terms are available.

LEGAL COSTS

Each side to bear their own legal and surveyors costs incurred in the transaction.

EPC RATING

C - 57



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VIEWINGS

James Darby

Darby Key Property

0121 647 3541 07951 147 417

james.darby@darbykeye.co.uk

Chris Keye

Darby Keye Property

0121 647 3541 07951 147 421

chris.keye@darbykeye.co.uk



**Darby
Keye**

darbykeye.co.uk

0121 647 3541