

OFFICE | FOR SALE



THE MOAT HOUSE, LICHFIELD ROAD, SUTTON COLDFIELD, B74 2NJ

5,261 SQ FT (488.76 SQ M)

**SIDDALL JONES**  
COMMERCIAL PROPERTY CONSULTANCY



An attractive character premises with car parking, situated in the Heart of Sutton Coldfield Town Centre

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- Part Investment / Development - STP
  - Freehold
  - Predominately cellular space - ideal for serviced offices or consulting
  - Secure Car Parking
  - Recently Refurbished Throughout
  - Town Centre location
  - Part Income Producing
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## DESCRIPTION

The Moat House comprises a substantial and impressive Grade II\* Listed property built in Circa 1680 by Sir William Wilson (1641-1710), for his own occupation.

The building is arranged over lower ground, ground, first, and second floors with each floor comprising a variety of office suites.

This unique property provides a number of characterful features including a large reception area with an imposing fireplace, a feature staircase, and an impressive board room with barreled windows overlooking the landscaped garden.

The property has been recently refurbished to a high standard blending modern standards with the timeless charm of the original features.

Externally the property benefits from secure car parking with barrier access to the frontage.

The stables are situated at the rear of the Moat House and provide four self-contained offices, studios with independent entrances, and toilet and shower facilities.

The development benefits from many character features including exposed brick walls and timber roof trusses.



## LOCATION

The Moat House occupies a prominent location fronting Lichfield Road (A5127) in the heart of the affluent Sutton Coldfield.

The premises sit on the entrance to the Sutton Coldfield Campus of B-Met College, immediately opposite the Police Station and adjacent to Mitre Court, a multi-occupied office development.

The property is a short walking distance from the town centre and Sutton Coldfield Railway Station which has regular services to Birmingham New Street and Lichfield.

Sutton Coldfield is well located for access to the Midlands Motorway Network including the M42, M6, and M6 Toll.



## AVAILABILITY

Name	sq ft	sq m	Availability
Lower Ground - Lower Ground	1,142	106.10	Available
Ground - Floor	1,684	156.45	Available
1st - First Floor	1,268	117.80	Available
2nd - Second Floor	1,167	108.42	Available
<b>Total</b>	<b>5,261</b>	<b>488.77</b>	



## TERMS

Pricing/ Tenure - Offers in the region of £1,000,000 are sought for the freehold interest subject to a contract.

## VAT

All prices quoted are exclusive of VAT. However, it is envisaged the sale will be treated as a TOGC.

## ENERGY PERFORMANCE CERTIFICATE (EPC)

Available on request from the agent.

## SERVICES

We understand that all mains services are available on or adjacent to the subject property.

The agents have not inspected nor tested the condition of the services and interested parties are advised to conduct their own investigations.

## LEGAL COSTS

Each party is responsible for their own legal fees incurred during this transaction.

## VIEWINGS AND FURTHER INFORMATION

Viewings and further information strictly via the sole agent Siddall Jones.

## SERVICE CHARGE

The property is managed by Siddall Jones and a service charge is in place to cover the cost of maintenance, utilities, and upkeep of communal areas.

## MONEY LAUNDERING

The money laundering regulations require identification checks are undertaken for all parties purchasing/leasing property.

Before a business relationship can be formed, we will request proof of identification for the purchasing/leasing entity.

## TENANCY SCHEDULE

Tenancy schedule available upon request.

## ANTI MONEY LAUNDERING

The successful applicant will be required to provide two forms of ID and proof/source of funds, to satisfy anti-money laundering protocols.

## VIEWINGS

Viewings are strictly via the letting agent Siddall Jones.

## CONTACT



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