



17, Lower Queen Street, B72 1RT

£1,050

0 Bedrooms, 0 Bathrooms, 0 Reception Rooms



A fantastic opportunity to let a modern, spacious office suite in the sought-after Wrens Court development, ideally located in the heart of Sutton Coldfield. This well-presented office space is perfect for businesses looking for a professional and convenient base.

Key Features:

Prime Location: Situated in Sutton Coldfield town centre, offering excellent transport links and easy access to local amenities.

Spacious Interior: The office suite boasts a bright and open-plan layout, providing ample space for a variety of business needs.

Natural Light: Large windows flood the space with natural light, creating a welcoming and productive working environment.

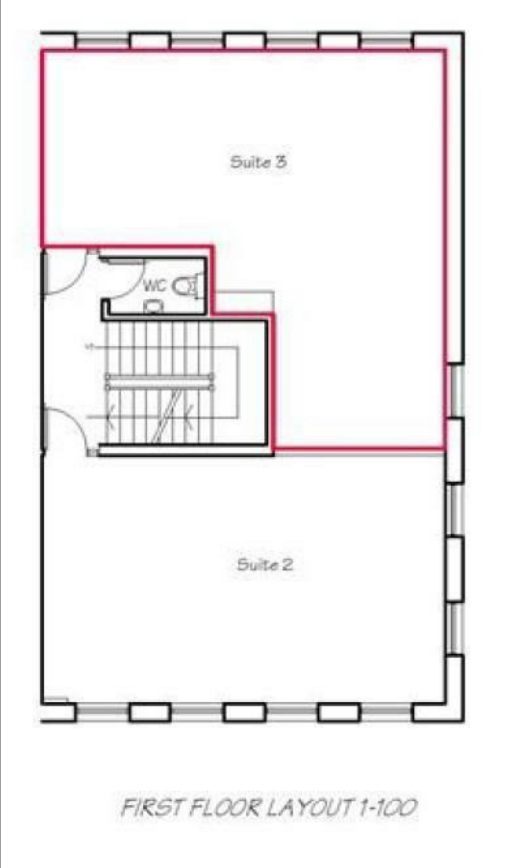
Modern Facilities: Includes quality fixtures and fittings, a suspended ceiling with integrated lighting, and carpeted floors for added comfort.

Secure Access: Located within a secure and well-maintained office complex with dedicated parking available.

Location:

Wrens Court is within walking distance of Sutton Coldfield train station and major bus routes, providing excellent connectivity to Birmingham city centre and surrounding areas. The property also benefits from close proximity to a range of shops, cafes, and services, offering convenience for staff and clients alike.

This property is ideally suited for a small to medium-sized business seeking a professional office space in a central location. Flexible lease terms are available.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC



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