

SHEPHERD COMMERCIAL

Suite 1B, 1st Floor, The Old Bank House, 50 St Johns Close Knowle, Solihull, West Midlands B93 0JU
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TO LET SELF CONTAINED OFFICE SUITE OF 483 SQ FT



being
**SUITE A
ARDENFIELD HOUSE
197A STATION ROAD
KNOWLE
SOLIHULL B93 0PU**

- Flexible lease term from 12 months up to 3 years duration
- 1 car parking space included

RENTAL
On an all inclusive basis
with the exception of rates and telephone

£10,750 per annum

LOCATION:

The premises are located to the rear of Greswolde House which in turn is to the rear of 197 Station Road in Knowle, being in close proximity to Knowle Village Centre and Dorridge Railway Station. The surrounding locality is predominantly residential and overlooks the Arden School playing fields.

DESCRIPTION:

The accommodation comprises a ground floor main office of 402 sq ft with a lower ground floor with kitchen and toilet facilities. Floors throughout are of solid construction, lighting is by fluorescent fittings and heating is by way of oil fired central heating radiators and air conditioning units.

The property has recently undergone redecoration and re carpeting. Externally there is 1 car parking space included within the letting.

TENURE:

The premises are to be offered to let for a term from 12 months up to three years, on a full inclusive basis with the exception of the rates and the telephones and on the equivalent of a Full Repairing & Insuring lease.

SERVICES:

We understand mains water and electricity are connected to the property.

RENTAL:

The annual rent passing is £10,750 per annum.

RATING ASSESSMENTS:

The premises have a current rateable value of £11,250.00.

LEGAL COSTS:

The incoming tenant will contribute £750 plus VAT towards the landlord's legal costs incurred in the preparation of the lease.

VAT:

Prices quoted and subject to VAT where applicable.

VIEWING:

Strictly by appointment with the sole Agents

Shepherd Commercial – 01564 778890

Email – enquiries@shepcom.com

Special Note: On acceptance of any offers a non-returnable deposit of £500 + VAT must be paid to cover any abortive legal costs should a purchaser/tenant not proceed to completion.

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