

SHEPHERD COMMERCIAL

Suite 1B, 1st Floor, The Old Bank House, 50 St Johns Close Knowle, Solihull, West Midlands B93 0JU
Tel: 01564 778890 Email: enquiries@shepcom.com Web: www.shepcom.com

TO LET OFFICE SUITES FROM 875 SQ FT – 1655 SQ FT



**Being:
GREVILLE HOUSE
1697A HIGH STREET
KNOWLE
SOLIHULL
WEST MIDLANDS
B93 0LN**

- * Office Suite 1 1655 sq ft
- * Office Suite 2 875 sq ft
- * Car parking to the rear
- * EPC rating C

**RENT SUITE 1 £27,000 PER ANNUM
RENT SUITE 2 £15,000 PER ANNUM**

LOCATION:

The premises are centrally located within the High Street in Knowle, situated on the first floor level and close to all amenities such as shops, restaurants, schooling and transport.

Knowle lies some 3 miles south east of Solihull Town Centre, 10 miles from Birmingham City Centre and 1 mile from junction 5 of the M42 motorway. Within easy reach are; Birmingham International Railway, the NEC and Birmingham International Airport.

DESCRIPTION:

The accommodation which has been refurbished to a very high standard to provide 5 self-contained offices arranged over the first and second floors.

There are male/female WC's located to the first floor within the common areas together with a small communal kitchen.

Access into the accommodation is over a ground floor entrance lobby which also provides access from the rear car park. Built within the lobby is a security intercom connected to each of the individual suites.

Floors throughout are of solid construction with carpet covering. Heating is by way of gas fired central heating radiators and lighting by CAT 2 light fittings

ACCOMMODATION:

Suite 1 1655 sq ft
Rent £27,000 per annum

Suite 2 875 sq ft
Rent £15,000 per annum

TENURE:

The premises are to be offered upon lease for a term of years incorporating three yearly rent reviews and on the equivalent of a Full Repairing & Insuring Lease by way of an annual Service Charge.

SERVICES:

We understand that all mains services are connected to the property. Each suite is separately metered for electricity consumption.

CAR PARKING:

Suite 1 – 4 Car parking spaces
Suite 2 – 2 Car parking spaces

RATING ASSESSMENTS:

A new assessment will need to be prepared by the VOA once occupation is taken up.

SERVICE CHARGE:

The annual Service Charge will be levied to cover; heating, external repairs, communal decorations and maintenance, buildings insurance, management fees, refuse collection, etc.

VAT:

Prices quoted are exclusive of VAT where applicable.

LEGAL COSTS:

Each party is to be responsible for their own legal costs incurred in the preparation of the Lease.

VIEWING:

Strictly by appointment with the Agents:-

Shepherd Commercial Ltd – 01564 778890

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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