

# SHEPHERD COMMERCIAL

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**FOR SALE / MAY LET**  
**2 MODERN PURPOSE BUILT OFFICE BUILDINGS**  
**AVAILABLE INDIVIDUALLY OR AS A SINGLE UNIT**



*being*  
**1 – 8 HIGHLANDS COURT**  
**CRANMORE AVENUE**  
**SHIRLEY, SOLIHULL**  
**WEST MIDLANDS B90 4LE**

- Total floor area 10,350 sq ft
- Modern self contained office building arranged over 2 floors
- Car parking for 43 vehicles
- Awaiting EPC
- Excellent location for access to Midlands motorway network

**PURCHASE PRICE**  
**OFFERS BASED ON £1,600,000+ VAT**  
**RENTAL**  
**£149,000.00 PER ANNUM + VAT**

**LOCATION:**

The premises are situated within the Highlands Court office development, a modern office complex built in a quadrangle design, located on the corner of Highlands Road and Cranmore Avenue within the Monkspath Business Park in Shirley. The development is excellently located for access to the Midlands Motorway complex via Junction 4 of the M42 motorway, approximately ½ mile to the south east. Solihull Town Centre is some 2 miles to the north east and Birmingham City Centre approximately 8 miles to the north west. Access to Birmingham International Airport, Birmingham International Railway Station and the National Exhibition Centre are all within approximately 5 miles of the property.

**DESCRIPTION:**

The property comprises a connected pair of modern two storey office buildings, of brick construction surmounted by a pitched interlocking tiled roof. The property forms part of a development constructed in 1989 set within landscaped grounds providing designated car parking.

The offices on each floor are predominately open plan design having featured glazed panelling and window designs to all elevations. Access to the accommodation is from a ground floor entrance reception off the inner quadrangle. Floors to both levels are of solid construction, lighting is by way of LED fittings and there are suspended ceilings throughout. Heating is by way of central heating radiators. Both floors have network cabling, full fire protection system and security provided by an internal alarm with security intercom.

The accommodation has been refurbished to a very high standard.

**ACCOMMODATION:**

**OFFICE 1**

<b>Ground Floor</b>		<b>2,588 sq ft</b>
<b>First Floor</b>	<b>2,658 sq ft</b>	
	<b><u>5,246</u> sq ft</b>	

**OFFICE 8**

<b>Ground Floor</b>		<b>2,410 sq ft</b>
<b>First Floor</b>	<b>2,694 sq ft</b>	
	<b><u>5,104</u> sq ft</b>	

**Total Floor Space 10,350 sq ft**

**W.C. facilities are on both floors  
to both buildings**

**Car Parking - 43 Vehicles**

*Whilst every effort has been made to ensure that the above floor areas are accurate and have been measured as in accordance with the RICS code of measuring practice, we would recommend that interested parties should verify these for themselves.*



***TENURE:***

The premises are available to purchase the virtual freehold interest, of 999 years from 1989. Alternatively, the premises can be let for a term of years on a Full repairing & Insuring basis at a rental of:

Office 1 £72,500 per annum plus VAT.  
Office 8 £76,500 per annum plus VAT.

***SERVICE CHARGE:***

The property is subject to an annual Service Charge which covers the whole development. The Service Charge covers; refuse collection, general site maintenance and pest control.

The current annual Service Charge is:

Office 1 £4,032 per annum plus VAT.  
Office 8 £4,032 per annum plus VAT.

***PURCHASE PRICE:***

Office 1 £ 775,000 plus VAT.  
Office 8 £ 825,000 plus VAT.  
**TOTAL £1,600,000 plus VAT**

***LEGAL COSTS:***

Each party pays their own legal costs.

***SERVICES:***

We understand all mains services are connected to the property.

***RATING ASSESSMENT:***

The premises are assessed as a single unit.

Rateable Value:       £ 96,000

Car Parking:         £10,500

***Should you have any queries, please contact Solihull Metropolitan Borough Council  
Business Rates Team on:-***

***0121 704 8175***

***VIEWING:***

Strictly by appointment with the 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.

Shepherd Commercial Ltd for themselves and for the vendor(s)/landlord(s) of this property whose agents they are give notice that; (1) these particulars do not constitute any part of a contract or offer and are produced in good faith and set out as a general guide only. (2) Whilst all descriptions, measurements, etc are believed to be correct any intending purchaser(s) or tenant(s) should not rely on them as statements or representation of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. (3) The vendor(s)/landlord(s) does not make or give and neither Shepherd Commercial Ltd nor any person in his employment has an authority to make or give any representation or warranty whatsoever in relation to this property