

SHEPHERD COMMERCIAL

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TO LET SELF CONTAINED FIRST FLOOR OFFICE SUITE OF 1214 SQ FT



Being:

**First Floor
30 New Road
Solihull
B91 3DP**

- * **First Floor Offices 1214 sq ft
of useable floor space**
- * **Kitchen, W.C. facilities,
6 offices**
- * **3 Car parking spaces to the front**

RENT £21,973.00 PER ANNUM

LOCATION:

The premises are located fronting New Road in Solihull, close to the Town Centre and set well back from the road behind a tarmac forecourt. All local amenities are in the immediate vicinity including schooling, shopping, transport etc. There is excellent access to the Midlands Motorway network via junction 5 of the M42 approximately 1 mile distance.

DESCRIPTION:

The premises comprise a modern purpose built office building of two storey brick construction comprising five offices to the ground floor and six offices to the first floor, together with W.C. and kitchen facilities to both levels.

The premises have the benefit of double glazing throughout, LED lighting, gas fire central heating radiators and solid floors throughout with carpet covering.

ACCOMMODATION:**First Floor**

Office 1	107 sq ft
Office 2	180 sq ft
Office 3	155 sq ft
Office 4	169 sq ft
W.C./Shower room	
Office 5	162 sq ft
Office 6	373 sq ft
Kitchen	68 sq ft

Net Internal Floor Area 1214 sq ft

Externally car parking for 3 vehicles

TENURE:

The premises are currently occupied by way of a lease from Solihull Council and the offices are available by way of a sub-letting for an initial term of 5 years at a rent of £21,973 p.a. Any sub-letting will be outside of the security provisions of the Landlord and Tenant Act 1954, Part II.

SERVICES:

All main services are connected to the property and the first floor will be responsible for 51.12% of the total running costs and on the equivalent of a full repairing insuring basis.

VAT:

Prices quoted are exclusive of VAT where applicable. We are advised that VAT is not applicable to this property.

VIEWING:

Strictly by appointment with the Agents – Shepherd Commercial – 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.

E-mail: enquiries@shepcom.com

Web Site: www.shepcom.com

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