

# SHEPHERD COMMERCIAL

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## TO LET OFFICE SUITE OF 505 SQ FT (46.75 SQM)



*Being:-*

**SUITE F  
FIRST FLOOR  
STOWE HOUSE  
1688 HIGH STREET  
KNOWLE  
SOLIHULL  
WEST MIDLANDS B93 0LY**

- ◆ Prominent village location
- ◆ 2 Miles south of Solihull
- ◆ Flexible lease term incorporation 3 yearly rent reviews

**RENT - £9,000 PER ANNUM PLUS VAT**

**LOCATION:**

Stowe House, a period office building, is located to the southern end of Knowle High Street in a prominent location.

Knowle High Street forms part of the A4 Warwick Road providing good access to both Solihull and Warwick some 2 miles to the north west and 8 miles to the south east respectively.

The Midlands motorway complex is close at hand via junction 5 of the M42 motorway.

All local amenities are in the immediate vicinity including; schooling, shopping and transport etc.

**DESCRIPTION:**

The subject accommodation is arranged on three floors, with Suite F being located on the first floor. The suite is fully carpeted and has heating by gas fired central heating radiators and lighting by way of fluorescent fittings.

Limited car parking is provided for the accommodation with Suite F having the benefit of 2 car parking spaces.

**ACCOMMODATION:**

**First Floor**

Suite F	505 sq ft	2 car parking space	£9,000 per annum plus VAT
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*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.*

**SERVICES:**

We understand all main services are connected to the property.

**TENURE:**

The accommodation is to be offered on lease terms incorporating 3 yearly rent reviews and on the equivalent of a Full Repairing & Insuring basis by way of an annual Service Charge.

**SERVICE CHARGE:**

The current years' charge is £2654.32 plus VAT - 9.4% of the annual costs.

The Service Charge covers; cleaning and lighting of common parts, heating, electricity for common parts, buildings maintenance and repairs, buildings insurance, fire equipment, management, refuse collection, landscaping, audit fee and water rates.

**RATING ASSESSMENTS:**

Rateable Value £6,600

*We would advise all interested parties to confirm with Solihull Metropolitan Borough Council – Rates Department on 0121 704 8175.*

***LEGAL COSTS:***

The ingoing tenant will be responsible for a contribution of £500 + VAT (£600) towards the Landlord's legal costs incurred in the preparation of the Lease.

***VAT:***

**Prices quoted are exclusive of VAT where applicable.**

***VIEWING:***

Strictly by appointment with the Agents

Shepherd Commercial – 01564 778890 Or via email to; [enquiries@shepcom.com](mailto: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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