

# SHEPHERD COMMERCIAL

Suite 1B, 1<sup>st</sup> Floor, The Old Bank House, 50 St Johns Close Knowle, Solihull, West Midlands B93 0JU  
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**DRAFT  
TO LET  
FIRST FLOOR OFFICE SUITE  
855 SQ FT (79.43 SQ M)**



*Being*  
**UNIT 4  
FIRST FLOOR, CHESTER COURT  
1675 HIGH STREET  
KNOWLE  
SOLIHULL  
WEST MIDLANDS  
B93 0LL**

- ◆ New 6 year lease, with 3 year rent reviews
- ◆ Current rent passing £17,000 per annum + VAT
- ◆ 2 Car parking spaces

**LOCATION:**

The premises are situated within the Chester Court development which fronts the High Street in Knowle. Knowle sits astride the A41 Warwick Road with Solihull Town Centre being some two miles to the north and the Midlands motorway complex via junction 5 of the M42 motorway some one and a half miles to the north.

**DESCRIPTION:**

The suite of offices comprises part of a development of former banking hall and retail shop fronting to the High Street with rear courtyard and a range of office suites of single and two storeys. Access to the subject suite is by way of a common lobby fronting the High Street. The rear courtyard provides secure car parking for 2 vehicles.

The subject suite, is an open plan office together with W.C. and kitchen facilities having good natural light from windows to front and side elevations. The floors throughout are of timber construction with carpet tiled covering. Lighting is by way of fluorescent fittings and heating is by way of gas fired central heating radiators.

**ACCOMMODATION:**

Office	813 sq ft
Kitchen	42 sq ft
W.C.	

**Net Internal Floor Space**                      **855 sq ft**

Outside

2 car parking space

Additional free car parking is available within a large public car park to the immediate rear of the property.

**SERVICES:**

We understand all main services are connected to the property.

**TENURE:**

The premises are available on a new lease for a term of 6 years, with 3 year rent reviews.

**RENTAL:**

The current rent passing is £17,000 per annum plus VAT.

The property is held on an internal repairing lease subject to an annual service charge which for the current year is £1,940.00 plus VAT.

**RATING ASSESSMENTS:**

Rateable Value:                      £11,250.00

**LEGAL COSTS:**

The ingoing Tenant is to be responsible for all the legal costs incurred in the preparation of the lease.

**VIEWING:**

Strictly by appointment with the sole 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.

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