

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 SERVICED OFFICES FROM 183 SQ FT TO 394 SQ FT



Being:

**81-83 WARWICK ROAD
OLTON
SOLIHULL
WEST MIDLANDS
B92 7HT**

- **Fully inclusive rentals with the exception of telephone calls**
 - **Flexible lease terms from 12 months to 5 years**
 - **Car Parking to rear**

LOCATION:

The premises are situated in a very prominent location fronting the Warwick Road in Olton approximately ½ a mile south of Acocks Green and 1½ miles north of Solihull Town Centre. The A41 Warwick Road provides excellent access to all parts with all local amenities including; shops, transport, schooling etc., being in close proximity.

DESCRIPTION:

The offices are contained within a large detached building of two storey brick construction standing under a pitched slate roof and are being offered as fully carpeted units with their own front door and having the benefit of heating, lighting and car parking to the rear.

The accommodation is offered on a part furnished basis.

ACCOMMODATION:

The accommodation comprises the following:-

Ground Floor

| | | |
|-----------------------|-----------|-----------------|
| Left-hand rear office | 197 sq ft | £ 400 per month |
|-----------------------|-----------|-----------------|

First Floor

| | | |
|-------------------------|-----------|-----------------|
| Right-hand front office | 390 sq ft | £ 650 per month |
|-------------------------|-----------|-----------------|

Second Floor

| | | |
|-----------------------|-----------|-----------------|
| Left-hand rear office | 183 sq ft | £ 325 per month |
|-----------------------|-----------|-----------------|

| | | |
|-------------------------|-----------|-----------------|
| Left-hand middle office | 211 sq ft | £ 325 per month |
|-------------------------|-----------|-----------------|

| | | |
|------------------------|-----------|-----------------|
| Left-hand front office | 339 sq ft | £ 600 per month |
|------------------------|-----------|-----------------|

All accommodation has shared use of kitchen and WC facilities.

Each office will have one car parking space.

SERVICES:

We understand all mains services are connected to the property.

TENURE:

All accommodation is available for a period of 12 months minimum and on an all inclusive basis with the exception of telephone calls. All prospective tenants who occupy upon Licence, will be required to pay 2 month's rent in advance, plus one month's rent which will be held as a 'holding' deposit. In addition, there will be a flat fee of £250 plus VAT for the preparation of the Licence Agreement.

VAT:

Prices quoted are exclusive of VAT where applicable.

VIEWING:

Strictly by appointment with the sole 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.*

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