

SHEPHERD COMMERCIAL

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**‘DRAFT’
TO LET
FIRST FLOOR OFFICE SUITE OF
1,032 SQ FT (95.87 SQ M)**



**Being:
FIRST FLOOR
2 THE COURTYARD
WARWICK ROAD
SOLIHULL
B91 3DA**

- **Sub-lease for a term of 2 years**
- **Car parking available by separate negotiation**

**RENTAL
£13,978.92 PER ANNUM PLUS VAT**

LOCATION:

The premises are located within the modern office development known as The Courtyard fronting the Warwick Road in the heart of Solihull Town Centre.

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

DESCRIPTION:

The offices are located on the first floor of Unit 2, The Courtyard, a three storey office building forming part of The Courtyard complex.

Access is over a shared ground floor lobby with stairs leading to the upper floors providing WC facilities to both ground and first floor level and shared kitchen to the ground floor.

The self-contained accommodation benefits from the following features:-

- Motion sensor LG 7 lighting
- Carpeted flooring with incorporated floor boxes
- Sash windows
- Ceiling mounted comfort cooling
- Suspended ceilings with metal ceiling tiles
- Perimeter heating

ACCOMMODATION:

The accommodation comprises:

1,032 sq ft (95.87 sq m)

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 mains services are connected to the property.

TENURE:

The premises are currently occupied as part of the whole building, on a 5 year lease, with a tenant only break after year 3.

The sub-letting will therefore be for a minimum period of 2 years with the possibility of extending if the current tenant does not break the lease.

RENTAL:

£13,978.92 per annum plus VAT.

SERVICE CHARGE:

There is an annual service charge of £10,166.40 plus VAT which is levied by the Managing Agents for the upkeep and maintenance of the development.

RATING ASSESSMENTS

The Business Rates payable will be £8,732.52 per annum.

CAR PARKING:

There are no car parking spaces available with the accommodation. However, should the incoming sub-tenant wish to purchase car parking spaces, this can be arranged through the Managing Agents.

VIEWING:

Strictly by appointment with the Agents:-

Shepherd Commercial

Telephone - 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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