

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
SEMI RURAL BARN CONVERSION OFFICE
OF 1,009 SQ FT (93.74 SQ M)
Together with car parking



being
UNIT 2, DAIRY BARN
NUTHURST GRANGE LANE
HOCKLEY HEATH, SOLIHULL
WEST MIDLANDS B94 5NL

- ❖ **High quality recently constructed office**
- ❖ **Close to village centre of Hockley Heath**
- ❖ **On site car parking**
- ❖ **Shared Courtyard**
- ❖ **Lease term incorporating 3 yearly rent reviews**

RENTAL £16,500 per annum + VAT

LOCATION:

The premises are located within a small office complex known as Dairy Barns on the corner of Stratford Road and Nuthurst Grange Lane approximately half a mile south of Hockley Heath Village Centre. The southbound exit and north bound access points to the M40 motorway is only some half a mile distance further south. The main centres of Solihull and Stratford are close at hand.

DESCRIPTION:

The property comprises number 2 Dairy Barns an 'L' shaped two storey office building extending to 1,009 sq ft of useable floor space. Floors throughout are of solid construction and part suspended timber construction and windows being hardwood double glazed units. Heating is by way of gas fired central heating radiators.

The property is set within a small complex providing 2 similar styled offices in total set either side of blue brick paviour courtyard.

Individual parking is provided for both units.

Service Charge:

There is an annual service charge of approximately £3,333.32 plus VAT for the current year. This service charge covers; landscaping, maintenance of the car park, refuse collection, window cleaning, gardening, emptying of the septic tank and property management.

ACCOMMODATION:

Ground Floor

Reception	150 sq ft
Office 1	210 sq ft
WC x 2	
Kitchen	
Office 2	205 sq ft
Office 3	172 sq ft

First Floor

Office 4	231 sq ft
Comms Room	41 sq ft

TENURE:

The premises are to be offered on Lease for a term of years incorporating 3 yearly rent reviews on a Full Repairing & Insuring basis.

INSURANCE:

The Landlord insures the premises and recharges the premium to the Tenants.

RENTAL:

£16,500 per annum plus VAT.

RATING ASSESSMENTS:

Rateable Value: £9,100.00

VAT:

Prices quoted are exclusive of VAT where applicable.

LEGAL COSTS:

The ingoing tenant is to be responsible for the Landlord's legal costs incurred in the preparation of the Lease.

VIEWING:

Strictly by appointment with the Agents

Telephone: 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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