

SHEPHERD COMMERCIAL

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TO LET SELF CONTAINED OFFICE ACCOMMODATION OF 1465 SQ FT



being:

**10 HOCKLEY COURT
STRATFORD ROAD, HOCKLEY HEATH
SOLIHULL
B94 6NW**

- ❖ Self contained office suite over 2 floors,
1465 sq ft
- ❖ May divide into - ground floor - 655 sq ft
First floor 810 sq ft
- ❖ 6 Car parking spaces
- ❖ Lease term incorporating 3 yearly rent
reviews

Rental £24,000 per annum + VAT

LOCATION:

The premises are located within Hockley Court situated fronting the Stratford Road in Hockley Heath, some one mile south of junction 4 of the M42 motorway. The property forms part of an office development in a courtyard style setting with a rural outlook. All local amenities are in the immediate vicinity including schooling, transport, shopping etc.

DESCRIPTION:

The premises comprises a two storey brick built office building surmounted by a pitched tiled roof and to the ground floor there is an entrance lobby, kitchen and W.C. with two offices, located to both front and rear. To the first floor there is a further W.C. and a large single office.

Floors throughout are of solid construction, lighting by way of LED fitments, heating by gas fire central heating radiators.

Note certain pieces of furniture maybe available by way of separate negotiations.

ACCOMMODATION:

Ground Floor 655 sq ft
2 Offices
W.C. & Kitchen

First Floor 810 sq ft
1 Office
W.C.

Total net internal floor area 1465 sq ft

6 Car parking spaces

TENURE:

The premises are available by way of a lease for a term of years incorporating 3 yearly rent reviews on a full repairing and insuring basis. The Landlord to insure the premises and re charge the annual premium to the Tenant.

If the premises are let on a floor by floor basis then running costs will be shared on a pro rata basis, based on the floor area occupied.

RENT:

The rental is £24,000 per annum plus VAT

VAT:

Prices quoted are exclusive of VAT where applicable.

SERVICES:

All main services are connected to the property.

RATEABLE VALUE:

Rateable Value - £17,750

VIEWING:

Strictly by appointment with the 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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