

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

**DRAFT
TO LET
FIRST FLOOR SELF CONTAINED OFFICE SUITE
OF 522 SQ FT (48.5 SQ M)**



Being
**163A WARWICK ROAD
OLTON
SOLIHULL
B92 7AR**

- * Lease term multiples of 3 years
- * Well located
- * Large public car park adjacent

**RENTAL
£7,850 per annum**

LOCATION:

The premises are located on the first floor of 163 Warwick Road in Olton in a prominent location, fronting the Warwick Road close to its junction with Ulverley Green Road and Richmond Road. Solihull town centre is some two miles distance and Olton Railway Station is located within 300 yards of the property.

DESCRIPTION:

The accommodation contained within the first floor comprises a ground floor entrance lobby, four private offices W.C. and kitchen. Lighting is by way of fluorescent fittings and heating is by way of gas fired central heating radiators.

ACCOMMODATION:

Ground Floor:

Entrance lobby

First Floor:

Office one	79 sq ft
Office two	167 sq ft
Office three	161 sq ft
W.C. x 2	
Kitchen	
Office four	115 sq ft

Net internal floor space 522 sq ft

SERVICES:

We understand all mains services are connected to the property.

RATING ASSESSMENTS:

The rateable value is £4,700

TENURE:

The premises are offered upon lease for a term of years incorporating three yearly rent reviews and on the equivalent of a Full Repairing and Insuring basis. The Landlord will insure the premises and recharge 25% of the annual insurance premium back to the tenant.

LEGAL COSTS:

The ingoing tenant is to contribute £500 plus VAT towards the legal costs incurred in the preparation of the lease.

VAT:

Prices quoted are exclusive of VAT where applicable.

VIEWING:

Strictly by appointment with the Agents.

Shepherd Commercial Ltd – 01564 778890 Or via email to; 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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