

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
PROMINENT FIRST FLOOR OFFICE
790 sq ft (73.4 sq metres)



Being

SUITE 2 SHAKESPEARE BUILDING
2233 COVENTRY ROAD
SHELDON
BIRMINGHAM
B26 3NJ

- * **Self contained first floor office**
- * **1 car park spaces available**
- * **6 year Lease with rent review at third year**
- * **EPC Rating C**

RENTAL £8,000 per annum

SITUATION:

The premises are situated on the southern side of the A45 Coventry Road at the Wheatsheaf junction and Hobs Moat Road in the Sheldon District of Birmingham, some six miles due east of Birmingham City Centre. Birmingham International Airport is some two miles to the east, together with the National Exhibition Centre and Birmingham International Rail Station. The A45 Coventry Road is one of the main arterial routes serving Birmingham City Centre and all local facilities are close at hand.

DESCRIPTION:

The Suite is situated on the first floor of this three storey office building and comprises an open plan office, kitchen and two WC's. Entrance into the building is from the Hobs Moat elevation. The Suite is fully carpeted and decorated to a high standard.

TENURE:

The premises are to be offered to let for a term of six years, incorporating a three yearly rent review and on an internal repairing basis.

INITIAL RENT:

£8,000.00 per annum

SERVICE CHARGE:

An annual service charge is levied to cover, fire alarm, management external repairs, exterior tidying, caretaker, cleaning and lighting of common parts. The current year's charge is £213.60 per quarter payable on 01 June, 01 September, 01 December and 01 March.

SERVICES:

We understand all mains services are connected to the property. Heating is provided by individual gas fired central heating radiators.

RATING ASSESSMENTS:

Rateable Value £6,100.00

We would advise all interested parties to confirm the above figures with Birmingham City Council Rates Department on 0121 303 5509/5510/5511.

VAT:

Prices quoted are exclusive of VAT where applicable.

LEGAL COSTS:

The incoming tenant is to be responsible for the landlord's reasonable legal costs incurred in this transaction.

VIEWING:

Strictly by appointment with the Agents – Shepherd Commercial 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.

E-mail: enquiries@shepcom.com

Fax: 01564 739439

Web Site: www.shepcom.com

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