

SHEPHERD COMMERCIAL

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**TO LET
INDIVIDUAL OFFICES
FROM 115 SQ FT - 385 SQ FT
TO BE LET ON A FULLY INCLUSIVE BASIS
WITH THE EXCEPTION OF
TELEPHONES AND BROADBAND**



Being:-

**48 Fentham Road
Hampton in Arden
Solihull B92 0AY**

- ◆ 5 Self contained offices
- ◆ First floor accommodation with 24 hour access

RENT FROM:

£2,400 PER ANNUM FULLY INCLUSIVE

LOCATION:

The premises are located on the first floor of a small retail block set in the heart of Hampton in Arden, fronting Fentham Road and set back from the road behind a tarmac car park.

DESCRIPTION:

To the ground floor there are retail premises, all of which are occupied with the first floor office accommodation being accessed off a doorway from the right hand elevation.

ACCOMMODATION:

The accommodation which is comprising five suites, is to be let on a fully inclusive basis with the exception of telephones and broadband. Cleaning of commercial areas and heating and lighting of commercial areas is covered in an additional annual service charge of £500 plus VAT.

The accommodation provides the following:

Suite 1 front – UNDER OFFER

Room 1	163 sq ft
Room 2	159 sq ft
Total	322 sq ft

Rental £5,150

Plus service charge on above

Shared kitchen, Gents W.C., Ladies W.C.

Suite 2 middle front – UNDER OFFER

385 sq ft

Rental £6,150

Plus service charge on above

Suite 3 front - UNDER OFFER

189 sq ft

Rental £3,000

Plus service charge on above

Suite 4 rear

Reception	57 sq ft
Room 1	106 sq ft
Room 2	137 sq ft
Total	300sq ft

Rental £4,800

Plus service charge on above

Suite 5 located to rear of Suite 3 – UNDER OFFER

150 sq ft

Rental £2,400

Plus service charge on above

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 main services with the exception of gas are connected to the property.

TENURE:

The premises are to be let upon leases for a term of 12 months up to 3 years on a fully inclusive basis.

VAT:

Prices quoted are exclusive of VAT where applicable.

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

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