

SHEPHERD COMMERCIAL

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**DRAFT
TO LET
MODERN PURPOSE BUILT OFFICE BUILDING
OF 2,200 SQ FT (204.38 SQ METRES)**



being
**7 HIGHLANDS COURT
CRANMORE AVENUE
SHIRLEY
SOLIHULL
WEST MIDLANDS
B90 4LE**

- **Modern self contained office building of 2 floors**
- **Car parking for 8 vehicles**
- **Excellent location for access to Midlands motorway network**
- **EPC rating D**

Rental - £36,000 per annum + VAT

LOCATION:

The premises are situated within the Highlands Court office development, a modern office complex built in a quadrangle design, located on the corner of Highlands Road and Cranmore Avenue within the Monkspath Business Park in Shirley. The development is excellently located for access to the Midlands Motorway complex via Junction 4 of the M42 motorway, approximately ½ mile to the south east. Solihull Town Centre is some 2 miles to the north east and Birmingham City Centre approximately 8 miles to the north west. Access to Birmingham International Airport, Birmingham International Railway Station and the National Exhibition Centre are all within approximately 5 miles of the property.

DESCRIPTION:

The property comprises a modern two storey office building, of brick construction surmounted by a pitched interlocking tiled roof. The property forms part of a development constructed in 1989 set within landscaped grounds providing designated car parking.

The offices on each floor are predominately open plan design having featured glazed panelling and window designs to front elevation. Access to the accommodation is from a ground floor entrance reception off the inner quadrangle. Floors to both levels are of solid construction, lighting is by way of fluorescent fittings and there are suspended ceilings throughout. Both floors have network cabling, full fire protection system and security provided by an internal alarm with security intercom.

The accommodation has been refurbished to a very high standard.

ACCOMMODATION:

Ground Floor	817 sq ft
First Floor	1,364 sq ft
Total Floor Area	2,200 sq ft

W.C. facilities are on both floors

TENURE:

The premises are to be offered by way of a lease for a term of years to incorporate 3 yearly rent reviews on a Full Repairing & Insuring basis.

The landlord will insure the premises and will recharge the tenant the annual premium.

SERVICE CHARGE:

There is an annual service charge currently at £1830 plus VAT. This service charge covers estate roads, maintenance, general site maintenance, refuse collection, lighting of common parts, vermin control and management.

RENTAL:

£36,000 per annum plus VAT.

LEGAL COSTS:

Each party pays their own legal costs.

SERVICES:

We understand all mains services are connected to the property.

RATING ASSESSMENT:

The premises are assessed as a single unit as follows:-

Rateable Value: £19,945.00

Please contact Solihull Metropolitan Borough Council Business Rates Team on 0121 704 8175 should you have any queries.

VIEWING:

Strictly by appointment with the sole Agents.

Shepherd Commercial – 01564 778890.

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