

# SHEPHERD COMMERCIAL

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**DRAFT  
TO LET  
HIGH QUALITY OFFICES  
FROM  
164 SQ FT TO 590 SQ FT**



*Being*  
**91 MAIN ROAD  
MERIDEN  
CV7 7NL**

- **Flexible lease term incorporating 3 yearly rent reviews**
- **Off road parking**
- **Prominent location**

**RENTS FROM - £3,000 PER ANNUM**

**LOCATION:**

The premises are located fronting the Main Road in Meriden, close to the Village Centre and being adjacent to the Bulls Head Public House.

The property comprises a two storey building of brick construction standing under a pitched tiled roof standing back from the road behind a large tarmac forecourt and having a single storey extension to the rear of part pitched tiled roof and part flat felted roof.

The external elevations are rough cast rendered with regular glazing to provide good internal natural light.

The accommodation which is available is located on the ground floor and shares reception, kitchen and W.C. facilities. The accommodation is continued within 5 separate offices, several of which can be combined to create larger areas.

The accommodation provides a solid floor throughout the property with double glazed window units and gas fired central heating radiators. Access is either by way of a separate front door from the courtyard or alternatively, during business hours through the front door of the main building. There are kitchen and toilet facilities to both the front and rear of the building.

**ACCOMODATION:**

<b>Office</b>	<b>Size</b>	<b>Rent £</b>	<b>Service Charge %</b>
<b>Ground Floor Reception</b>			
Office 1	164	3000	5.83
Office 2	196	3250	6.97
Office 3	590	8500	21.00
Shared Kitchen/W.C.			
Office 4	253	4050	9.00
Inner Lobby			
Kitchen/W.C.			
Office 5	370	5000	13.16
	<b><u>1573</u></b>		
<b>First Floor Landlord's Offices</b>			
Offices	1238	23800.00	44.04
	<b><u>2811</u></b>		<b><u>100.00</u></b>

**TENURE:**

The premises are to be offered upon lease for a term of years incorporating 3 yearly rent reviews and on the equivalent of a full repairing and insuring basis by way of a service charge, as shown on the schedule.

**RENTAL:**

As shown on the schedule.

**RATING ASSESSMENTS:**

Rateable Value           £12047.00

**SERVICES:**

We understand all mains services are connected to the property.

**VAT:**

Prices quoted are exclusive of VAT where applicable.

**LEGAL COSTS:**

The ingoing tenant is to be responsible for all legal costs incurred in the preparation of the lease.

**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.

*E-mail: enquiries@shepcom.com*

*Web Site: www.shepcom.com*

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