

# SHEPHERD COMMERCIAL

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## **FOR SALE 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**

**PURCHASE PRICE: £375,000 PLUS 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 new 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, with carpet flooring throughout.

There are eight car parking spaces available.

**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 available to purchase the virtual freehold interest of 999 years from 1989.

**SERVICE CHARGE:**

The property is subject to an annual service charge which covers the whole development. The service charge covers refuse collection, general site maintenance, pest control. The current annual charge is £1645 plus VAT.

**PURCHASE PRICE:**

Offers are invited based on £375,000.

**LEGAL COSTS:**

Each party will be responsible for their own legal costs incurred.

**SERVICES:**

We understand all mains services are connected to the property.

**RATING ASSESSMENT:**

The premises are assessed as two units as follows:-

Ground Floor Rateable Value:	£ 9,500.00
First Floor Rateable Value:	£14,250.00
Car Parking	£ 350.00 each

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

**VAT:**

Prices quoted are exclusive of VAT where applicable.

**VIEWING:**

Strictly by appointment with the sole Agents.

**Shepherd Commercial – 01564 778890.**

**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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