

SHEPHERD COMMERCIAL

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Tel: 01564 778890 Email: enquiries@shepcom.com Web: www.shepcom.com

TO LET OFFICE SUITES ON AN INCLUSIVE BASIS



Being
**HOLLY GRANGE
HOLLY LANE
BALSALL COMMON
CV7 7EB**

- Individual office suites from 159 sq ft - 890 sq ft
- Lease terms - 12 months to 3 years

**RENTS ON AN ALL INCLUSIVE BASIS WITH THE
EXCEPTION OF TELEPHONES AND BROADBAND:
RENT: FROM £6,000.00 ANNUM PLUS VAT**

LOCATION

The premises are located fronting Holly Lane in Balsall Common at approximately one mile due south of Balsall Common village centre. The surrounding locality is rural with the centres of Solihull, Warwick, Coventry all being in very close proximity.

All local amenities are within Balsall Common including schooling, shopping, transport etc.

DESCRIPTION:

The premises comprise a former detached Victorian house which has been converted to provide self contained office suites arranged over three floors in individual sizes from 159 sq ft - 890 sq ft.

The office accommodation all share kitchen and W.C. facilities, located on both ground and second floors. The accommodation can be let with the benefit of some furniture if required.

All suites are fully refurbished and carpeted to a very high standard and are available for occupation during business hours only i.e. 8.00am - 6.00pm, Monday to Friday and limited hours on Saturday and Sunday.

ACCOMMODATION:

The first phase of the accommodation available:

Ground Floor

Rear office 890 sq ft

Rent £26,000 per annum

Second Floor

Office 1 201 sq ft

Rent £9,000 per annum

Office 2 185 sq ft

Rent £7,500 per annum

Office 3 278 sq ft

Rent £12,000 per annum

Office 4 201 sq ft

Rent £9,000 per annum

Office 5 - LET 159 sq ft

Rent £6,000 per annum

TENURE:

The premise are to be let on an all inclusive basis with the exception of telephones and broadband for a term of between 12 months and 3 years.

SERVICES:

All mains services are connected to the property.



First Floor Office



Second Floor Office



Ground Floor Reception

RATING ASSESSMENTS:

All of the accommodation will be separately rated.

VAT:

Prices quoted are subject to 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.

E-mail: enquiries@shepcom.com

Web Site: www.shepcom.com

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