

SHEPHERD COMMERCIAL

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TO LET SECOND FLOOR OFFICE SUITE OF 710 SQ FT



being

**SUITE 5
NORTHAMPTON HOUSE
POPLAR ROAD
SOLIHULL
B91 3AP**

- **Refurbished accommodation**
- **24 hour access**
- **Secure intercom system**

**RENTAL
£10,500 per annum**

LOCATION:

The premises comprise a second floor open plan office within Northampton House, which is located on the corner of Poplar Road and Station Road in the heart of Solihull Town Centre.

DESCRIPTION:

The accommodation has access directly off Poplar Road frontage and internally the building has a variety of office suites arranged over first and second floors with shared W.C. and kitchen facilities to both levels.

All the common parts and the subject suite have been recently refurbished and are available for 24 hour use, 7 days a week.

Northampton House is centrally located in the heart of Solihull Town Centre, adjacent to the Touchwood and John Lewis stores with several bus stops on Poplar Road and Station Road, providing good transport facilities. All local amenities are in the immediate vicinity including schooling, shopping, transport etc.

The accommodation provides 710 sq ft, which is 65.96 sq m.

TENURE:

The premises are available upon lease for a term of years incorporating 3 yearly rent reviews and subject to an annual service charge. This service charge includes the maintenance and cleaning of the common parts, lighting of the common parts and heating. The current charge is based on £4,508 per annum plus VAT.

SERVICES:

We understand mains services are connected to the property.

RENTAL:

The annual rent passing is £10,500 per annum.

ENERGY PERFORMANCE CERTIFICATE:

The Energy Performance Certificate is band D.

BUSINESS RATES:

The business rateable value is £6,300.

VAT:

Prices quoted and 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.

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