

# SHEPHERD COMMERCIAL

Suite 1B, 1<sup>st</sup> Floor, The Old Bank House, 50 St Johns Close Knowle, Solihull, West Midlands B93 0JU  
Tel: 01564 778890 Email: [enquiries@shepcom.com](mailto:enquiries@shepcom.com) Web: [www.shepcom.com](http://www.shepcom.com)

## TO LET MODERN STARTER UNIT OF 1,505 SQ FT



*Being*

**UNIT 1  
REAR OF  
PMJ HOUSE  
HIGHLANDS ROAD  
SHIRLEY  
SOLIHULL  
WEST MIDLANDS B90 4ND**

- Limited Parking
- Lease term in multiples of three years
- EPC rating 'D'

**RENTAL - £12,750 per annum plus VAT**

**LOCATION:**

The premises are located within the well established Monkspath Industrial Estate in Shirley approximately 1 mile west of J4 of the M42 motorway. Highlands Road is the main service road serving the industrial estate and provides access to the A34 Stratford Road and Solihull Town Centre some 3 miles to the north.

The accommodation is located to the rear of PMJ House which has access directly off Highlands Road.

**DESCRIPTION:**

The premises are contained within a small development of low bay refurbished workshops together with newly constructed high bay workshops set within a compound secured by palisade fencing.

Unit 1 is a low bay unit of steel portal framed construction having an eaves height of 11 ft with internal block walls to a height of some 3 foot with insulated corrugated plastisol cladding over to the eaves. Heating is by way of suspended blow heater, lighting is by way of fluorescent fittings and access is by way of roller shutter door to the front elevation.

Externally, car parking will be available within the shared yard.

**ACCOMMODATION:**

Unit 1 1,505 sq ft Rental £12,750 per annum plus VAT

*Whilst every effort has been made to ensure that the above floor areas are accurate and have been measured as in accordance with the RICS code of measuring practice, we would recommend that interested parties should verify these for themselves.*

**TENURE:**

The accommodation is to be offered on lease terms incorporating 3 yearly rent reviews and on a full repairing and insuring basis, by way of an annual service charge.

**SERVICE CHARGE:**

The estate has a current annual service charge of £3,000 per annum plus VAT, of which Unit 1 contribution is 25.21%. The service charge covers the maintenance of the exterior of the building, site maintenance and repairs and management.

**SERVICES:**

We understand that all mains services are connected to the property.

***RATING ASSESSMENTS:***

Rateable values are as follows:-

Unit 1                      £10,500

We would advise all interested parties to obtain confirmation of the above figures by contacting Solihull Metropolitan Borough Council Rates Department on telephone number; 0121 704 8175.

***VAT:***

Prices quoted are exclusive of VAT where applicable.

***LEGAL COSTS:***

The ingoing tenant is to be responsible for the Landlord's legal costs incurred in the preparation of the Lease.

***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](mailto:enquiries@shepcom.com)

Fax: 01564 739439

Web Site: [www.shepcom.com](http://www.shepcom.com)

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