

SHEPHERD COMMERCIAL

Suite 1B, 1st Floor, The Old Bank House, 50 St Johns Close Knowle, Solihull, West Midlands B93 0JU
Tel: 01564 778890 Email: enquiries@shepcom.com Web: www.shepcom.com

TO LET SELF CONTAINED OFFICES OF 972 SQ FT



Being
**21B STATION ROAD
KNOWLE
SOLIHULL
B93 0HL**

- **Self contained suite over 2 floors of 972 sq ft**
- **Flexible lease term incorporating 3 yearly rent reviews**
- **2 Car parking spaces**
- **Fully refurbished**

RENTAL £15,000 PER ANNUM

LOCATION:

The premises are located to the rear of a block of similar sized office premises, fronting Station Road in Knowle, close to its junction with the High Street and in an area of mixed residential and commercial users.

Knowle is located some three miles south west of Solihull Town Centre and is in close proximity to junction 5 of the M42 motorway, providing excellent access to the Midland Network complex, together with Birmingham International Airport, the NEC and Birmingham International Rail Station.

DESCRIPTION:

The property comprises a centre terraced building of two storey brick construction, surmounted by a pitched tiled roof and having rendered elevations. The accommodation is arranged over two floors, comprising 972 sq ft of useable floor space, together with 2 W.C.s to the ground floor.

Externally there are 2 car parking spaces designated for the accommodation.

ACCOMMODATION:**Ground Floor**

Office 463 sq ft
Partitioned into reception, 2 offices and kitchenette
W.C.s x 2

First Floor

2 Offices 509 sq ft

Net internal floor area - 972 sq ft

TENURE:

The premises are available to be let for a term of years incorporating 3 yearly rent reviews on a Full Repairing and Insuring basis. The rent passing is £15,000 per annum. The Landlord will insure the premises and re charge the annual insurance premium to the tenant.

RENTAL:

£15,000 per annum

SERVICES:

We understand all mains services are connected to the property.

RATING ASSESSMENTS:

The rateable value is £12,750

LEGAL COSTS:

The incoming tenant to contribute £500 plus VAT towards the Landlord's legal costs incurred in the preparation of the lease.

VAT:

Prices quoted are exclusive of VAT where applicable.

ENERGY PERFORMANCE CERTIFICATE:
Energy Performance Certificate – awaiting certificate

VIEWING:
Strictly by appointment with the Agent or the Joint Agents

Agent:
Shepherd Commercial Ltd
Telephone No.: 01564 778890.
Email: enquiries@shepcom.com

Joint Agent- Hexigon Property, The Auction House, 87 – 88 St John’s Road, Stourbridge
West Midlands DY8 1EH

Telephone: 01384 4374 888

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
www.shepcom.com*

Fax: 01564 739439

Web Site:

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