

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 1,130 SQ FT (204.98 SQ M)



Being
21D STATION ROAD
KNOWLE
SOLIHULL
B93 0HL

- **Self contained arranged over ground and first floor**
- **3 Parking spaces**
- **Close to Knowle High Street**
- **EPC rating - C**

RENTAL £18,000 PER ANNUM

LOCATION:

The premises are located at 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 an end of 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 1,130 sq ft of useable floor space, together with two W.C.s to the ground floor.

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

ACCOMMODATION:

Ground Floor

General office 530 sq ft

Kitchen 20 sq ft

W.C.s x 2

First Floor

General office 280 sq ft

Front office 100 sq ft

Rear office 200 sq ft

Net internal floor area 1,130 sq ft or thereabouts

TENURE:

The premises are available to let for a term of years incorporating 3 yearly rent reviews on a Full Repairing and Insuring basis. The rent passing is £18,000 per annum. The Landlord will insure the premises and re charge the annual insurance premium to the tenant.

RENTAL:

£18,000 per annum

SERVICES:

We understand all mains services are connected to the property.

RATING ASSESSMENTS:

The rateable value is £15,250

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:

The property has an Energy Performance asset rating of C

VIEWING:

Strictly by appointment with the Agent:

Shepherd Commercial Ltd

Telephone No.: 01564 778890.

Email: enquiries@shepcom.com

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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Web Site:

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