

SHEPHERD COMMERCIAL

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TO LET COMMERCIAL YARD AND OFFICES OF 1568 SQ FT



being

**LINCOLN HOUSE
58 LINCOLN ROAD
OLTON
SOLIHULL
B27 6NX**

- Offices of 1568 sq ft
- Yard area – approximately 0.25 acres
- Lease term - multiples of 3 years

RENTAL - £36,000 per annum

LOCATION:

The premises comprise a two storey detached building of brick construction, surmounted by a pitched tiled roof, fronting Lincoln Road in Acocks Green close to its junction with the A41 Warwick Road. The surrounding locality is a mixture of commercial and residential users and all local amenities are in the immediate vicinity.

The building which stands back from the road behind a small tarmac forecourt has rendered elevations and is approached over a shared access roadway to the left hand side of the building leading to the rear enclosed concrete yard/hard standing.

DESCRIPTION:

The offices generally are arranged over ground floor, mezzanine floor and first floor and provide 1568 sq ft of useable floor space with floors throughout the ground floor of being of solid construction and to the upper floors being of suspended timber construction. Lighting is by way of LED fitments and heating is by way of gas fired central heating radiators. All windows are double glazed. The office accommodation is to be let fully furnished with desks, filing cabinets etc.

The property has security built within it to include barrier access, CCTV, building alarm and PIR security flood lighting for the yard.

The yard which slopes northwards contains a 2400 litre bunded diesel tank with electric pump and meter. Also contains a small workshop of 200 sq ft.

ACCOMODATION:**Ground Floor**

General Office	702 sq ft
Kitchen	61 sq ft
W.C.	
Basement	
Stores	

Mezzanine

Office 1	184 sq ft
W.C.	
Office 2	191 sq ft
Entrance lobby	
Front elevation	

First Floor

Office 3	187 sq ft
W.C.	
Kitchen	84 sq ft
Office 4	159 sq ft

Net internal area 1568 sq ft

External secure yard 0.25 of an acre of thereabouts
Small workshop of 200 sq ft.



TENURE:

The premises are to be offered upon lease for a term of years incorporating three yearly rent reviews and on a fully repairing and insuring basis. The landlord to insure the premises and re charge the annual premium to the tenant.

SERVICES:

We understand mains services are connected to the property.

RENTAL:

The annual rent passing is £36,000 per annum.

RATING ASSESSMENTS:

Rateable value - £16,500.

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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