

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
GROUND FLOOR OFFICE SUITE
500 SQ FT (46.45 SQ M)



Being
UNIT 1
CHESTER COURT
1675 HIGH STREET
KNOWLE
SOLIHULL
WEST MIDLANDS
B93 0LL

- ◆ New 6 year lease, with 3 year rent reviews
- ◆ Current rent passing £12,000 per annum + VAT
- ◆ 1 Car parking space

LOCATION:

The premises are situated within the Chester Court development which fronts the High Street in Knowle. Knowle sits astride the A41 Warwick Road with Solihull Town Centre being some two miles to the north and the Midlands motorway complex via junction 5 of the M42 motorway some one and a half miles to the north.

DESCRIPTION:

The suite of offices comprises part of a development comprising banking hall and retail shop front to the High Street with rear courtyard and a range of office suites of single and two storeys. Access to the subject suite is off a rear service road with the courtyard providing secure car parking for one vehicle or alternatively, directly off the High Street, by way of a pair of doors with security access.

The property comprises internally two offices together with W.C. facilities having good natural light from windows to front and side elevations. The floors throughout are of solid construction with carpet tiled covering. Lighting is by way of fluorescent fittings and heating is by way of gas fired central heating radiators.

The offices have recently been completely repainted and fitted with new carpets and blinds.

ACCOMMODATION:

Office 1	232 sq ft
Office 2	268 sq ft
W.C.	

Net Internal Floor Space	500 sq ft
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Outside

1 car parking space

Additional free car parking is available within a large public car park to the immediate rear of the property.

SERVICES:

We understand all main services are connected to the property.

TENURE:

The premises are available on a new lease for a term of 6 years, with 3 year rent reviews.

RENTAL:

The current rent passing is £12,000 per annum plus VAT.

The property is held on an internal repairing lease subject to an annual service charge which for the current year is £1,134.20 plus VAT.

RATING ASSESSMENTS:

Rateable Value: £6,700

LEGAL COSTS:

The ingoing Tenant is to be responsible for all the legal costs incurred in the assignment of this 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.

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