

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 HIGH QUALITY OFFICE ACCOMMODATION FROM 585 SQ FT – 1350 SQ FT



Being
**QUINET HOUSE
681 WARWICK ROAD
SOLIHULL
B91 3DA**

- ❖ **First and second floor suites available of:
765 & 585 sq ft**
- ❖ **Prominent central location**
- ❖ **EPC Rating D**

Rent – First Floor £13,000 per annum plus VAT (LET**)**

Rent – Second Floor £9,000 per annum plus VAT

LOCATION:

The premises are located in a very prominent position fronting the Warwick Road at the Poplar Road junction, fronting the A34 Warwick Road. All local amenities are in the immediate vicinity and each floor available to let has one car parking space available.

DESCRIPTION:

The premises are located on the first and second floor of Quinet House, a recently modernised office building of three storey brick construction, surmounted by a pitched tiled roof.

Access is over a shared ground floor entrance lobby with communal toilets being located on the ground floor. The first floor suite comprises three rooms, providing in total 765 sq ft and is adjacent to the shared kitchen facilities.

The second floor suite provides 585 sq ft contained within two rooms. All the accommodation has electric central heating radiators and fluorescent lighting.

First Floor – Suite 1

Office 1	293 sq ft
Office 2	174 sq ft
Office 3	298 sq ft
Net internal floor area	765 sq ft

Second Floor – Suite 2

Office 1	345 sq ft
Office 2	240 sq ft
Net internal floor area	585 sq ft

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 let on a term of years incorporating 3 yearly rent reviews and on the equivalent of a full Repairing and Insuring basis by way of an annual Service Charge. The first floor current Service Charge is £2012.70 per annum plus VAT, which is based on 38.15% of the total running costs. The second floor has a Service Charge of £1692.44 per annum plus VAT, which equates to 29.18% of the total running costs. The service charge includes cleaning of the common parts, W.C., kitchen etc, general building repairs, lighting of the common parts, service charge managements, refuse collection and sundries etc.

INSURANCE:

The Landlord insures the premises and re charges the annual premium to the Tenants based on the same percentages as outlined above.

SERVICES:

We understand all mains services with the exception of gas are connected to the property.

Note: Each floor is separately metered for electricity purposes.

RATING ASSESSMENTS:

First Floor - Rateable value	£9,300.00
Second Floor - Rateable value	£3,050.00

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.

LEGAL COSTS:

The ingoing tenant will be responsible for a contribution towards the Landlord's legal costs of £500.00 plus VAT.

RENTAL:

First Floor £13,000 per annum plus VAT
Rent – Second Floor £9,000 per annum plus VAT

VAT:

Prices quoted are exclusive of VAT where applicable.

VIEWING:

Strictly by appointment with the Agents.

Shepherd Commercial – 01564 778890

Or via email to;

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.

E-mail: enquiries@shepcom.com

Fax: 01564 739439

Web Site: www.shepcom.com

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