

# SHEPHERD COMMERCIAL

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## TO LET SELF CONTAINED OFFICES & TOUCHDOWN SPACE



Being  
**Solihull Enterprise Centre**  
**1 Hedingham Grove**  
**Chelmond's Cross**  
**B37 7TP**

- \* **Range of self contained offices & touchdown space arranged over 3 floors from 321 sq ft - 713 sq ft**
- \* **Kitchen and breakout areas**
- \* **Bookable meeting rooms**
- \* **Fibre optic broadband access**

***LOCATION:***

The premises are located on the corner of Hedingham Grove and Chester Road in Chelmund's Cross, some 1 mile north of Birmingham International Station and the NEC. The Centre is located in Chelmund's Cross, Chelmsley Wood, with easy access to the M42 (J6), M6 (J4) and A45. It is in close proximity to Solihull town centre, Birmingham, Coventry and Warwickshire. Only 7 minutes away (by car) from Marston Green and Birmingham International train station with international connections through the nearby Birmingham Airport.

Situated on a main cycle network across Solihull it is also supported by local bus routes connecting to the wider West Midlands. Including, HS2 interchange station, coming in 2026. The Solihull Enterprise Centre offers a high specification, serviced office space for small and growing businesses.

Located within the heart of Solihull at the recently developed Chelmund's Cross Village Centre, it comprises 21 self contained offices of varying size, two multi-media enabled conference suites and a co-working space in a fully equipped business lounge.

Owned and managed by Solihull Metropolitan Borough Council, it offers competitive, flexible lease options.

In addition, the Centre provides access to the European Regional Development Fund's Enterprise for Success programme and Economic Development team support, to assist pre-start and young businesses in achieving their goals.

***DESCRIPTION:*****Flexible Office Space**

- 21 individual self contained offices
- Touchdown space - Within a business lounge Hub area
- Virtual office - Mail handling and call answering services by arrangement to Enterprise Centre Management Team
- Meeting rooms x 2 - Space for up to 24 delegates

**Facilities**

- Dedicated Centre Management Team
- Broadband
- Hub lounge and complimentary refreshments
- Limited secure parking area & on street parking
- Access controlled
- Shower facilities
- Bike parking facilities
- Local retail facilities within Chelmund's Cross Village Centre

The property comprises an office building of 3 storey brick construction and comprising a range of self contained offices of varying sizes together with bicycle storage, showers, lockers and break out area. The premises are decorated throughout to a very high standard, with LED lighting. The premises also have the benefit of fibre optic broadband access, which is available at an additional cost.

**ACCOMMODATION:**

Licence fee is on a monthly basis

The accommodation provides the following:

<b>Office</b>	<b>Size</b>	<b>Rental</b>
G 04	562	£ 885.80
1.02	321	£ 505.37
1.04	347	£ 546.53
1.03	329	£ 518.18
1.15	713	£1122.98
2.02	321	£ 505.37
2.03	329	£ 518.18
2.05	535	£ 842.63

**TENURE:**

The premises are available to let from a minimum term of 3 months up to a 3 year lease term and on the equivalent of a full repairing and insuring basis by way of the all inclusive service charge.

**HYPERLINK:**

<https://youtu.be/EZEUvxzHWRQ>

**VIEWING:**

Strictly by appointment with the Agents.

Shepherd Commercial Ltd – 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*

*Web Site: www.shepcom.com*

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