

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 OFFICE SUITE OF 708 SQ FT (65.77 SQM)



Being:-

**SUITE H
STOWE HOUSE
1688 HIGH STREET
KNOWLE
SOLIHULL
WEST MIDLANDS B93 0LY**

- ◆ Suite H – 708 sq ft (65.77 sqm)
- ◆ EPC: C

RENTAL

SUITE H - £8,000 per annum plus VAT

LOCATION:

Stowe House, a period office building, is located to the southern end of Knowle High Street in a prominent location.

Knowle High Street forms part of the A40 Warwick Road providing good access to both Solihull and Warwick some 2 miles to the north west and 8 miles to the south east respectively.

The Midlands motorway complex is close at hand via junction 5 of the M42 motorway.

All local amenities are in the immediate vicinity including; schooling, shopping and transport etc.

DESCRIPTION:

The subject accommodation is arranged on the second floor. The suite is fully carpeted and has heating by gas fired central heating radiators and lighting by way of fluorescent fittings.

Limited car parking is provided for the accommodation with Suite H having the benefit of 3 car parking spaces.

ACCOMMODATION:

Second Floor

Suite H

Room 1	243 sq ft
Room 2	123 sq ft
Room 3	293 sq ft
Kitchen	49 sq ft

Store/Entrance lobby

Net internal floor area 708 sq ft 3 car parking spaces £8,000 pa + VAT

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.

SERVICES:

We understand all main services are connected to the property.

TENURE:

The accommodation is to be offered on lease terms incorporating 3 yearly rent reviews and on the equivalent of a Full Repairing & Insuring basis by way of an annual Service Charge.

SERVICE CHARGE:

Suite H £3,839.53 pa plus VAT – 14.46% of the annual costs.

The Service Charge covers; cleaning and lighting of common parts, heating, electricity for common parts, buildings maintenance and repairs, buildings insurance, fire equipment, management, refuse collection, landscaping, audit fee and water rates.

RATING ASSESSMENTS:

There is one assessment in place for both the above Suites.

Suite H	Rateable Value	£8,150.00)
) both of these figures are approx.
	Rates Payable	£3,765.30)

We would advise all interested parties to confirm with Solihull Metropolitan Borough Council – Rates Department on 0121 704 8175.

LEGAL COSTS:

The ingoing tenant will be responsible for a contribution of £500 + Vat (£600) towards the Landlord's legal costs incurred in the preparation of the Lease.

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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