

SHEPHERD COMMERCIAL

HIGH QUALITY RURAL MODERN OFFICE SPACE

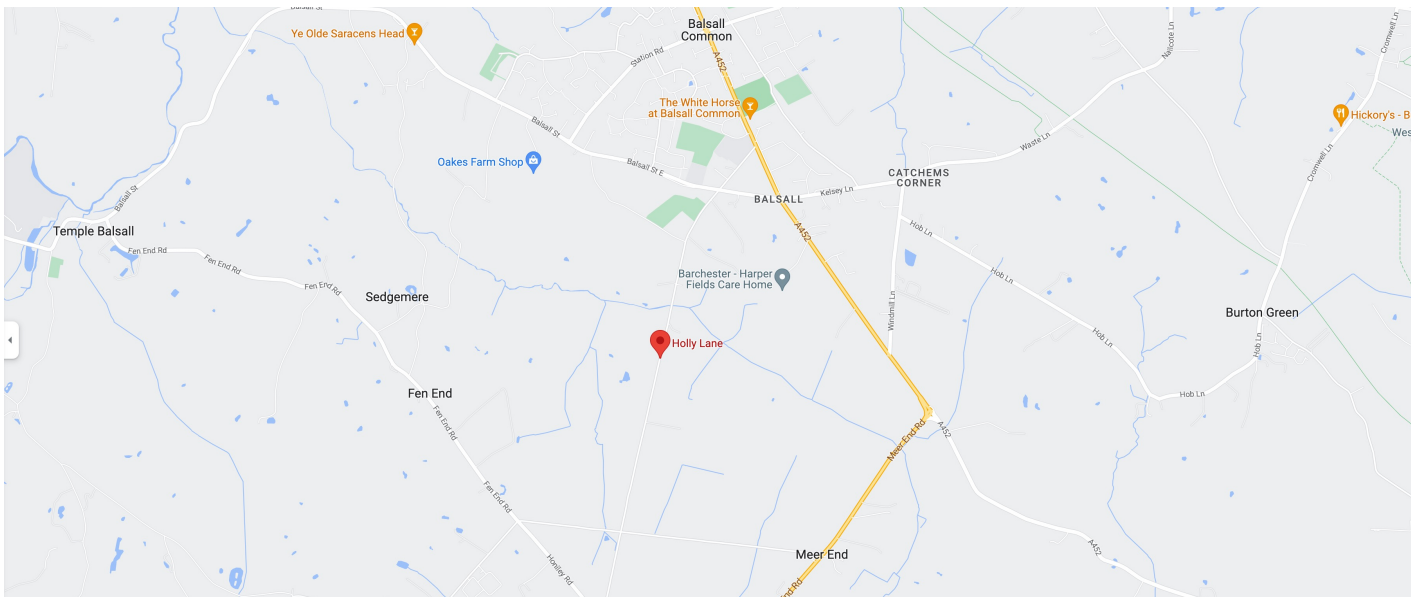
TO LET

Holly Grange, Holly Lane, Balsall Common, CV7 7EB

shepcom.com

From 150sqft to 350sqft | £15 per sqft

01564 778890



From £4,770 per annum

Key Features

- Rural modern styled offices
- Flexible lease terms
- All inclusive rents



Location

The premises are located fronting Holly Lane in Balsall Common at approximately one mile due south of Balsall Common village centre. The surrounding locality is rural with the centres of Solihull, Warwick, Coventry all being in very close proximity.

All local amenities are within Balsall Common including schooling, shopping, transport etc.

Description

The premises comprise a former detached Victorian house which has been converted to provide self contained office suites arranged over three floors in individual sizes from 159 sq. ft - 890 sq. ft.

The office accommodation all share kitchen and W.C. facilities, located on both ground and second floors. The accommodation can be let with the benefit of some furniture if required.

All suites are fully refurbished and carpeted to a very high standard and are available for occupation seven days a week.

Accommodation

Ground Floor			
Rear Office	459sqft	£13,770 PA	AVAILABLE
Middle Office	245sqft	£7,350 PA	AVAILABLE

First Floor			
Rear Office	164sqft	£4,920 PA	AVAILABLE

Second Floor			
Office 1	201sqft	£6,030 PA	AVAILABLE
Office 2	185sqft	£5,550 PA	LET
Office 3	278sqft	£8,340 PA	AVAILABLE
Office 4	201sqft	£6,030 PA	LET
Office 5	159sqft	£4,770 PA	AVAILABLE

Tenure

The premises are to be let on an all inclusive basis with the exception of telephones and broadband for a term of between 12 months and 3 years.

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.

Shepherd Commercial Ltd for themselves and for the vendor(s)/landlord(s) of this property whose agents they are give notice that; (1) these particulars do not constitute any part of a contract or offer and are produced in good faith and set out as a general guide only. (2) Whilst all descriptions, measurements, etc are believed to be correct any intending purchaser(s) or tenant(s) should not rely on them as statements or representation of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. (3) The vendor(s)/landlord(s) does not make or give and neither Shepherd Commercial Ltd nor any person in his employment has an authority to make or give any representation or warranty whatsoever in relation to this property.

Gallery



More

Services – All mains services are connected to the property

Rating Assessments – All of the accommodation is rated separately

VAT – Where applicable VAT is included in quoted figures

Viewing - Strictly through Shepherd Commercial