



2nd Floor, Marlborough House, 679 Warwick Road, Solihull, B91 3DA

Totally Refurbished Modern Office Accommodation located in Solihull Town Centre
on an 'All Inclusive' Rental

Summary

Tenure	To Let
Available Size	1,666 sq ft / 154.78 sq m
Rent	£25,000 per annum On an 'all inclusive' basis
Service Charge	N/A
Business Rates	Rating will need to be re-assessed.
EPC Rating	B

Key Points

- Newly refurbished office accommodation
- 'All inclusive' rental
- Car Parking
- Air Conditioned Office
- Excellent transport links

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DESCRIPTION

Marlborough House is a three storey office building of brick construction surmounted by a pitched tiled roof.

The available accommodation is located on the second floor and briefly comprises three offices, with a small kitchen to the middle office having shared WCs on lower floors.

Air conditioning is provided to one office.

Floors throughout are of solid construction with carpet covering, windows are double glazed sash units, lighting is by way of LED fittings and heating is provided by gas fired central heating radiators.

LOCATION

The property is located on the Warwick Road in the heart of Solihull Town Centre and close to the Lode Lane island.

Lode Lane island provides excellent access to all parts including the M42 which is located approximately 1 mile distance at Junction 5.

All local amenities are within the immediate vicinity including shopping, schooling, transport etc.,

ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
2nd	1,666	154.78	Available
Total	1,666	154.78	

TENURE

The premises are to be offered for a term of years incorporating 3 yearly rent reviews and on an 'all inclusive' rental.

RENT

The rent is £25,000.00 per annum and will include heating, lighting, water, refuse and buildings insurance.

The ingoing Tenant will be responsible for their own telephone calls and broadband.

EPC

B

RATING

The premises are due for re-assessment.

LEGAL COSTS

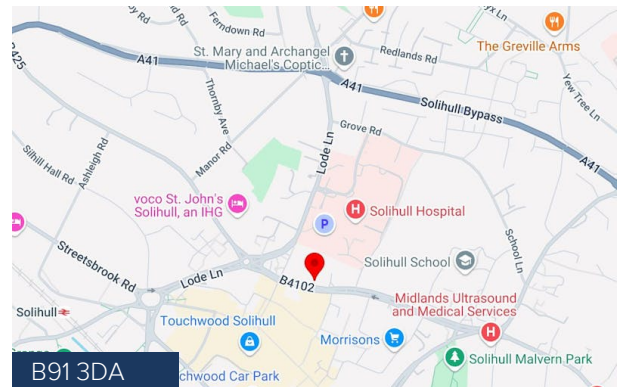
Each party are to be responsible for their own legal costs incurred.

VIEWING

Strictly by appointment with the sole Agents.

Shepherd Commercial

01564 778890



Viewing & Further Information

KAINE ARKINSON

01564 778 890 | 07487 521 802

kaine@shepcom.com

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Energy performance certificate (EPC)

Marlborough House 679 Warwick Road SOLIHULL B91 3DA	Energy rating	Valid until:	23 April 2033
	B	Certificate number:	4145-8911-9785-5677-3587

Property type

Retail/Financial and Professional Services

Total floor area

578 square metres

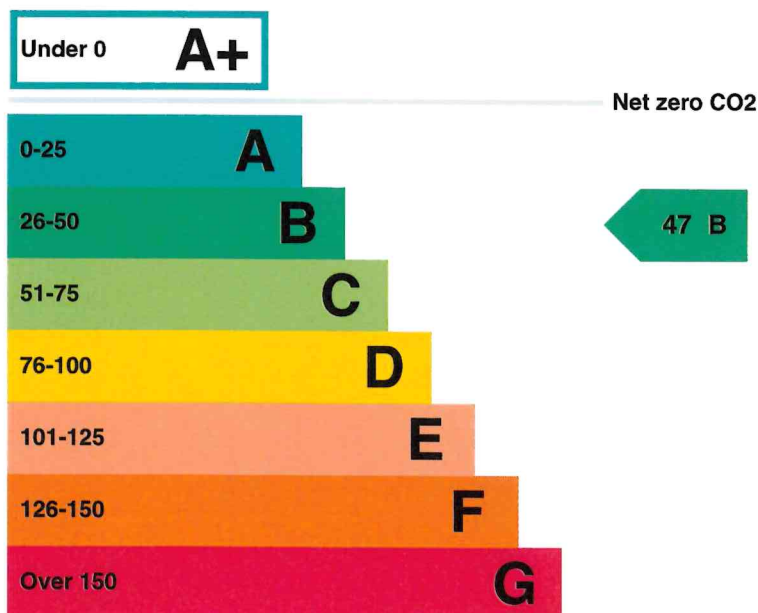
Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/government/publications/non-domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/government/publications/non-domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is B.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

How this property compares to others

Properties similar to this one could have ratings:

If newly built**17 A****If typical of the existing stock****69 C**

Breakdown of this property's energy performance

Main heating fuel	Natural Gas
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO₂/m² per year)	22.13
Primary energy use (kWh/m² per year)	155

▶ [About primary energy use](#)

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/1269-7965-2606-7129-8545\)](#).

Who to contact about this certificate

Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	David Jones
Telephone	07941 475779
Email	djmjones@mail.com

Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor's ID	EES/019640
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	youcompli
Employer address	Green Cottage, Holy Cross Green, Clent, DY9 0HG

Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	18 April 2023
Date of certificate	24 April 2023

Other certificates for this property

If you are aware of previous certificates for this property and they are not listed here, please contact us at mhclg.digital-services@communities.gov.uk or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

Certificate number	9900-4987-0302-5610-0070 (/energy-certificate/9900-4987-0302-5610-0070)
Expired on	17 October 2022

[Help \(/help\)](#) [Accessibility \(/accessibility-statement\)](#) [Cookies \(/cookies\)](#)

[Give feedback \(https://forms.office.com/e/hUnC3Xq1T4\)](https://forms.office.com/e/hUnC3Xq1T4) [Service performance \(/service-performance\)](#)

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