



9 The Pavilions, Cranmore Drive, Solihull, B90 4SB

High Quality Self Contained First Floor Offices

Summary

Tenure	To Let
Available Size	882 sq ft / 81.94 sq m
Rent	£16,500 per annum
Service Charge	£3,600 per annum plus VAT
Rateable Value	£16,000
EPC Rating	D

Key Points

- Modern open plan office accommodation
- Full access metal raised floors
- Set within managed landscaped environment
- On site car parking for 2 vehicles

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DESCRIPTION

The available accommodation comprises the first floor of a two storey office building finished to a very high specification.

The accommodation has the benefit of a suspended ceiling with LED light fittings, comfort cooling and WC facilities.

LOCATION

The premises are located within the recently established office development scheme known as The Pavilions off Cranmore Drive in Shirley. Solihull Town Centre is some 2 miles to the north and the Midlands motorway complex is 1 mile to the south east via junction 4 of the M42 motorway.

Local amenities are close at hand including transport, schooling and shopping etc.

ACCOMMODATION

Shared entrance lobby

WC

Open plan office
(having 1 partitioned office contained within)

Kitchen

WC

Outside

Designated parking for 2 vehicles

TENURE

The premises are to be let in multiples of 3 years and incorporating 3 yearly rent reviews.

The lease is to be on an internal repairing and insuring basis together with a contribution towards the Landlords buildings insurance premium. The percentage split for the buildings insurance will be 48% of the annual premium.

The split will also apply to all shared costs to include; fire alarm maintenance, air conditioning servicing and service charge.

SERVICE CHARGE

The annual service charge is £3,600.00 per annum plus VAT.

RATING ASSESSMENT

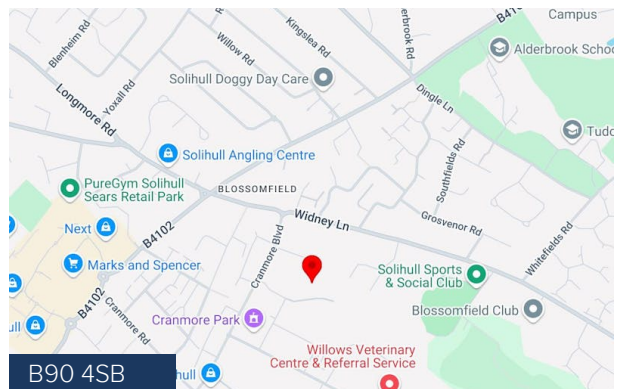
Rateable Value £16,000.00.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in this transaction.

VIEWING

Strictly by appointment with the sole Agents Shepherd Commercial.



Viewing & Further Information

KAINE ARKINSON

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