1st Floor, Greville Court

1665 High Street, Knowle, Solihull, B93 0LL

SHEPHERD COMMERCIAL

TO LET

140 SQ FT
(13.01 SQ M)

£560 PER MONTH THE RENT IS FULLY INCLUSIVE WITH THE EXCEPTION OF BROADBAND AND TELEPHONE CALLS AND TENANTS CONTENTS INSURANCE

- Flexible terms from 12 months
- Prominent village location
- Close to all amenities
- 1 car parking space available to the rear

To let individual office of 140 sq ft on an all inclusive rental basis

01564 778890
www.shepcom.com

1st Floor, Greville Court

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SHEPHERD COMMERCIAL

Summary

Available Size	140 sq ft / 13.01 sq m
Rent	£560 per month The rent is fully inclusive with the exception of Broadband and telephone calls and Tenants contents insurance
EPC	Upon enquiry

Description

The accommodation, which is approached by way of staircase from the central courtyard, provides an individual office of 140 sq ft together with communal reception office, WC's and kitchen.

All of the accommodation, which has been recently redecorated, has the benefit of carpeting to each suite, gas oiled central heating radiators and lighting is by way of fluorescent fittings.

The accommodation has the benefit of 24 hour access.

Location

The premises are located within Greville Court in the heart of Knowle Village fronting the High Street and being in close proximity to all local amenities.

Knowle sits astride the A41 Warwick Road, some 2 miles to the south east of Solihull Town Centre and 6 miles north west of Warwick Town Centre. Birmingham City Centre is some 10 miles distance and junction 5 of the M42 motorway is within ½ a mile distance. Knowle is within easy reach of Birmingham International Railway, the NEC and Birmingham International Airport.

Accommodation

Suite 3. 140 sqft. £560 per month + VAT

The above rental is fully inclusive of all running costs with the exception of telephone calls, broadband and Tenants contents insurance.

Tenure

The premises are available by way of a Licence Agreement for a minimum term of 12 months. Any Tenant wishing to take up occupation will occupy the premises by way of Licence Agreement which will be prepared at a cost from the Tenant of £150 + VAT.

Upon completion of the Licence Agreement, a 3 month rent payment will be made which will include 1 month's rent in advance and 2 month's rent deposit.

If a longer term is required is required then the Landlord will grant a Lease.

Services

We understand all mains services are connected to the property.

Car Parking

There is one car parking space available to the rear of the property.

Viewing

Strictly by appointment with the sole Agents, Shepherd Commercial.

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