

Greville Court

Suite 1B, 1655 High Street, Knowle, B93 0LL

SHEPHERD
COMMERCIAL



TO LET

1,760 SQ FT
(163.51 SQ M)

£28,200 PER ANNUM

1st Floor Self-Contained
Offices

- Heart of Knowle Village location
- Adjacent to large public car park
- Close to all local amenities
- Offices may be divided into two separate offices

01564 778890
www.shepcom.com

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Summary

Available Size	1,760 sq ft / 163.51 sq m
Rent	£28,200 per annum
Service Charge	29.64% applicable for the service charge and buildings insurance contribution
EPC	B (50)

Description

Self-contained first floor office suite having a total floor area of 1,760 sq ft. Floors throughout are of solid construction, lighting is by way of fluorescent fittings and heating is by way of gas fired central heating radiators.

Location

The property is located within Greville Court Business Centre, adjacent to the village library. Greville Court Business Centre comprises ground floor retail units with first floor self-contained offices over.

Accommodation

4 offices
Inner lobby
Kitchen
WC x 2

Tenure

The premises are available to lease for a term of 6 years incorporating a rent review after the third year and on a Full Repairing & Insuring lease by way of annual service charge.

Service Charge

The service charge will cover; external buildings maintenance and repair, external repair and maintenance of common parts i.e. courtyard, car park etc.,

The current years service charge is based on 29.64% of the total costs for Greville Court.

Rating Assessment

To be advised.

Services

All mains services are connected to the property.

We understand that the unit has its own separate electricity supply which is billed directly to the Tenant.

The current arrangements for water and gas is that the bills are divided between the 2 first floor suites. Based on floor areas, the split will be 58% payable by the new Tenants for these two utilities.

Legal Costs

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

Viewings

Strictly by appointment with the Agents.



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