48 Fentham Road

Hampton-in-Arden, Solihull, B92 0AY

SHEPHERD COMMERCIAL

TO LET

189 TO 322 SQ FT
(17.56 TO 29.91 SQ M)

£6,150 PER ANNUM

Prime first-floor offices in Hampton in Arden, available fully inclusive with shared facilities and flexible lease terms.

- Fully inclusive rents (excluding phone & broadband)
- Flexible lease terms from 12 months to 3 years
- Central Hampton in Arden location with onsite parking
- Self-contained offices with shared kitchen and W.C. facilities
- Affordable, well-presented workspace ideal for small businesses

01564 778890
www.shepcom.com

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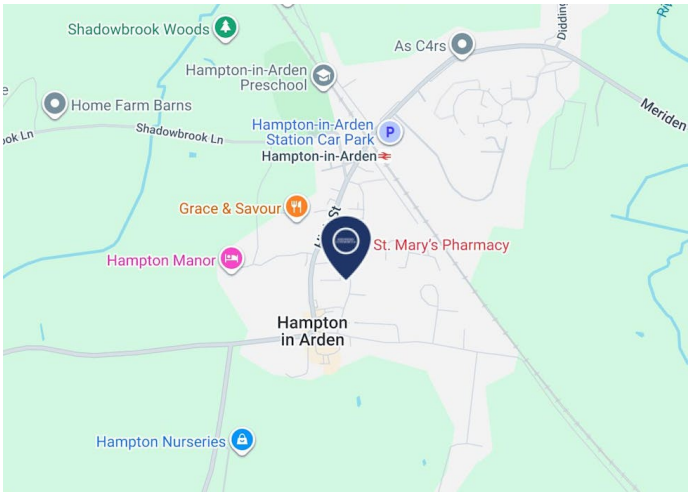

Summary

Available Size	189 to 322 sq ft / 17.56 to 29.91 sq m
Rent	£6,150 per annum
EPC	C (54)

Description

The first-floor accommodation comprises a number of self-contained office suites, available on a fully inclusive basis. Heating, lighting and cleaning of communal areas are covered by an additional annual service charge of £1,000.00 + VAT per office. Shared facilities include a kitchen, Gents W.C. and Ladies W.C.

Location

The premises are located on the first floor of a small retail block in the heart of Hampton in Arden, fronting Fentham Road and set back behind a tarmac parking area. The offices are accessed via a doorway on the right-hand elevation.

Terms

Suites are available on leases from 12 months up to 3 years on a fully inclusive basis.

VAT

All prices quoted are exclusive of VAT where applicable.

Services

We understand all main services with the exception of gas are connected to the property.

Deposit

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.

Viewings

Strictly by appointment with:
Shepherd Commercial – 01564 778890

Kaine Arkinson

01564 778 890 | 07487 521802
kaine@shepcom.com

Charlie Boswell

01564 778 890 | 07913 142038
charlie@shepcom.com

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