Unit 6-7

Umberslade Business Centre, Solihull, B94 5DF

SHEPHERD COMMERCIAL

TO LET

482 SQ FT
(44.78 SQ M)

£11,000 PER ANNUM + VAT

Character offices in an attractive courtyard setting with parking, 482 sq ft, well located for M42 and Solihull.

- Character courtyard office setting
- Self-contained suite – 482 sq ft
- On-site parking directly outside
- Attractive rural business environment
- Easy access to M42 (J3 & J4)

01564 778890
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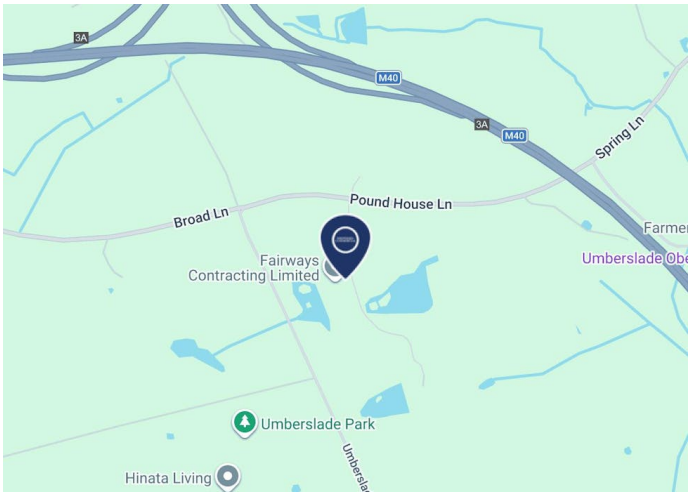

Summary

Available Size	482 sq ft / 44.78 sq m
Rent	£11,000 per annum + VAT
Estate Charge	N/A
EPC	B (40)

Description

A self-contained office suite set within an attractive converted courtyard at Umberslade Hall, offering a unique working environment combining period character with a peaceful rural setting.

The accommodation comprises a single-storey office arranged as two interconnecting rooms, providing open plan workspace with a separate office or meeting room. The premises benefit from good natural light and a practical layout suitable for a range of small business or professional occupiers.

The property is located within a well-established business courtyard with on-site parking directly outside the unit. Amenities include kitchen and WC facilities, electric heating and suspended ceilings with lighting. Ultrafast broadband is available to the premises.

Overall, the property offers characterful and affordable office space in an attractive setting, whilst remaining conveniently located for access to the M42 and wider Midlands motorway network.

Location

Umberslade Business Centre is situated off the B4101 between Hockley Heath and Redditch, within the grounds of Umberslade Hall.

The property benefits from excellent road connectivity, with easy access to Junctions 3 and 4 of the M42, and the M40 motorway nearby.

Solihull town centre is approximately 6 miles to the north, with Stratford-upon-Avon around 8 miles to the south.

Birmingham International Airport, the NEC and Birmingham International Railway Station are all within approximately 20 minutes' drive.

Terms

The property is available on a new 3-year lease on an Internal Repairing & Insuring basis, contracted outside the Landlord & Tenant Act 1954.

Additional Costs

- Service Charge: £694.47 per annum + VAT
- Rateable Value: £5,700
- Small Business Rate Relief may be available (subject to status)

Charlie Boswell

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Umberslade
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