132 Widney Lane

Solihull, B91 3LH

SHEPHERD COMMERCIAL

TO LET

635 TO 804 SQ FT
(58.99 TO 74.69 SQ M)

£10,250 - £13,000 PER ANNUM PLUS VAT

To let self-contained office suites from 635 sq ft (59 sqm)

- Two self-contained office suites of 635 sq ft and 804 sq ft
- Flexible lease terms - minimum 3 years
- Set within courtyard development
- Close to all local amenities
- Character offices

01564 778890
www.shepcom.com

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Summary

Available Size	635 to 804 sq ft / 58.99 to 74.69 sq m
Rent	£10,250 - £13,000 per annum plus VAT
Service Charge	Upon application
EPC	Upon enquiry

Description

The office accommodation has been created from a multi-let office development of some 8 individual offices either side of a service road.

The available accommodation is as follows:-

Office Suite 1A

Comprising a single storey building in an 'L' shape located to the front of the estate which briefly comprises; reception office, private office 1, offices 2/3 which can be merged into one adm a WC. This accommodation provides 635 q ft of useable floor space.

There are 2/3 car parking spaces available with this suite.

Office suite 1C

This building comprises a two storey building having a ground floor with kitchen, main office and WC and to the first floor two further offices. This accommodation provides 804 sq ft.

There are 2 car parking spaces with this suite.

Location

The property is located within a predominantly residential locality fronting Widney Lane close to its junction with Marshall Lake Road in the Shirley area of Solihull.

Solihull Town Centre is approximately one and a half miles distance and the premises are well located for access to the Midlands motorway network via junction 4 of the M42 motorway approximately one mile distance.

Tenure

The suites are available for a minimum term of 3 years or multiples thereof to include 3 year rent reviews on a Full Repairing and Insuring basis.

Rating Assessment

Rateable value - Suite 1A - £8,600

Rateable value - Suite 1C - £8,400

Services

We understand that all mains services are connected to the property.

Legal Costs

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

Rental

Suite 1A - £10,500 per annum + VAT

Suite 1C - £13,000 per annum + VAT

Viewing

Strictly by appointment with the agents.

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