

# Greville Court Business Centre

1665 High Street, Solihull, B93 0LL

SHEPHERD  
COMMERCIAL



## TO LET

621 TO 880 SQ FT  
(57.69 TO 81.75 SQ M)

£12,500 - £17,500 PER ANNUM

Two modern office suites  
in prime Knowle village  
with parking and shared  
facilities.

- Two Suites Available – Unit 1A (880 sq ft) and Unit 1B (621 sq ft).
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- Situated in the heart of Knowle village, adjacent to the library and a large public car park.
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- Refurbished shared reception, kitchen and WC facilities included.
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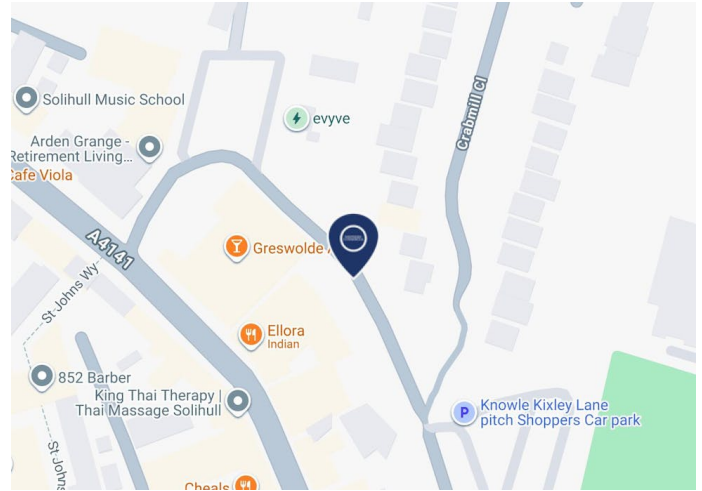
- Walking distance to shops, cafes, and local services.
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- One allocated space per suite, plus additional public parking next door.
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## Summary

Available Size	621 to 880 sq ft / 57.69 to 81.75 sq m
Rent	£12,500 - £17,500 per annum
EPC	B (50)

## Description

The premises comprise two newly refurbished first-floor office suites, each extending to approximately 880 sq ft (81.8 sq m). The suites form part of Greville Court Business Centre, prominently positioned in the heart of Knowle village.

Each office benefits from a bright and flexible layout, neutral décor, gas-fired central heating, and modern lighting. Tenants will share a smartly presented reception area together with kitchen and WC facilities, all of which will be redecorated prior to occupation.

The landlord will also allocate one dedicated parking space per suite, in addition to the large public car park adjacent to the property. The suites are available on new leases and offer an ideal solution for small to medium-sized occupiers seeking professional space in a convenient village location.

## 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

Name	sq ft	sq m	Availability
Unit - Unit 1A	880	81.75	Available
Unit - Unit 1B	621	57.69	Available
<b>Total</b>	<b>1,501</b>	<b>139.44</b>	

## Services

All mains services are connected to the property. Each suite has its own separate electricity supply, billed directly to the tenant.

## Service Charge

The current arrangements for water and gas are that the bills are divided between the two first-floor suites. Based on floor areas, the overall share is 58% payable by the new tenants. Of this, Unit 1A will contribute 59% and Unit 1B will contribute 41% towards the 58% share.

The service charge covers external building maintenance and repair, and the upkeep of common parts such as the courtyard and car park. Unit 1A contributes 29.50% and Unit 1B contributes 20.50% towards the service charge and buildings insurance.

## Tenure

Each suite is available to lease on a new 6-year Full Repairing & Insuring (FRI) lease, incorporating a rent review at the end of the 3rd year.

## Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction.

## Ratings Assessment

To be separately assessed.

## Viewings

Strictly by appointment by Shepherd Commercial.

