



Lyndons Farm

Poolhead Lane, Earlswood, B94 5ES

Self-Contained Office Space with 12x Car Parking Spaces

1,650 sq ft
(153.29 sq m)

- Car Parking - 12 vehicles
- Self-Contained Office
- Meeting / Board Room
- Roller Shutter Security
- LED Strip Lighting
- Modern Office Space

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Description

The property comprises a detached office premises of traditional masonry construction with a pitched tiled roof over.

Internally the space provides modern office space which is predominantly open plan with the benefit of meeting / board room.

Benefits include dual aspect windows, roller shutter security doors, carpet covered flooring, electric heating, LED strip lighting, WC, and kitchen facilities.

Externally the property benefits from forecourt parking for approximately 12 vehicles.

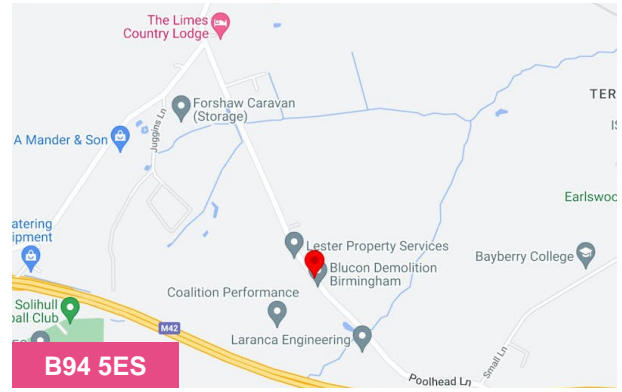
Location

The property is situated on Poolhead Lane in the Earlswood area of Solihull.

Communication links are excellent being located only 2.5 miles from J3 of the M42 and only 5 miles from Solihull City Centre.

Terms

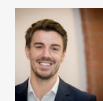
The property is available to let on a new lease, with length to be agreed, at a quoting rental of £18,000 per annum (exclusive).



Summary

Available Size	1,650 sq ft
Rent	£18,000.00 per annum
Business Rates	Small business rates exemption
VAT	Applicable. VAT may be payable.
Legal Fees	Ingoing tenant is liable for both parties legal costs. The tenant is responsible for the landlord's reasonable legal costs upon terms being agreed.
Estate Charge	N/A
EPC Rating	B (39)

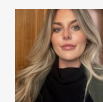
Viewing & Further Information



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