1620 High Street, Knowle, Solihull, B93 0JU

TO LET

Ground Floor Office

Net Internal Area: 700 ft2 (65.03 m2)

Location

The premises are centrally located within the heart of Knowle High Street, close to all amenities such as shops, restaurants, schooling and transport.

Knowle lies some 3 miles south east of Solihull Town Centre, 10 miles from Birmingham City Centre and 1 mile from Junction 5 of the M42 Motorway. Within easy reach are Birmingham International Railway, the NEC and Birmingham International Airport.

Description

The property comprises a prominent ground floor office.

The office benefits from excellent natural light, emulsion coated walls, carpet covered flooring and strip lighting throughout.

The ground floor comprises of a modern reception area with two additional offices.

The first floor provides access to communal WCs and kitchen area.

The property benefits from two secure car parking spaces to the rear.

Accommodation

Total (NIA) - 700 ft2 (65.03M2) approximately.

Terms

The property is available on a new sub-lease, expiring in October 2022, at £10,000 per annum (excluding utilities).

Availability

The property is available immediately upon completion of legal formalities.

VAT

We understand that VAT is not payable.

Legal Costs

Both parties to bear the cost of their own legal and surveyor's fees incurred during the transaction.

Rateable Value

We understand the property qualifies for Small Business Rates Relief, subject to tenant's eligibility.

However, we advise all parties to make their own enquiries with the valuation office.

Energy Performance

Available on request from the agent.

Services

We are advised that all mains services are connected.

The agent has not tested the suitability of the connections and recommends that all parties carry out their own investigations.

Viewing

Strictly via the sole agent Siddall Jones on **0121 638 0500.**

Siddall Jones | The Mint | 95 Icknield Street | Birmingham | B18 6RU   T: 0121 638 0500