

**FACTORY/WAREHOUSE**

**4,700 SQ FT**

**14 Earlswood Business Park, Solihull, B945EW**

# To Let

- SELF-CONTAINED UNIT
- FRESHLY DECORATED
- 3 PHASE POWER
- 4,700 SQ FT
- NEW LED LIGHTING
- AVAILABLE IMMEDIATELY

## LOCATION

Unit 14 is located off Poolhead Lane, within a popular, established Multi-Let Business Park. Solihull Town Centre is approximately 5 miles to the north with Birmingham City Centre being 11 miles to the north.

Earlswood Business Park benefits from extremely convenient access to the A435 and M42 Motorway, with J3 being within two minutes drive.

## DESCRIPTION

The Property comprises a single storey Factory/Warehouse with a roller shutter loading door and brand new LED lighting. Internally the Unit is configured as open-plan accommodation and has been freshly decorated throughout, ready for occupation.

The Property benefits from 24/7 access with the fenced and gated Business Park being accessed via a concrete surfaced Estate Road.

## TENURE

New Full Repairing and Insuring Lease for 3 or more years.

## RENT

£30,000 per annum, excluding VAT.

## SERVICE CHARGE

A pro rata contribution towards the maintenance of the communal areas on the Estate is payable.

## LEGAL FEES

Each party to pay their own costs.

## RATEABLE VALUE

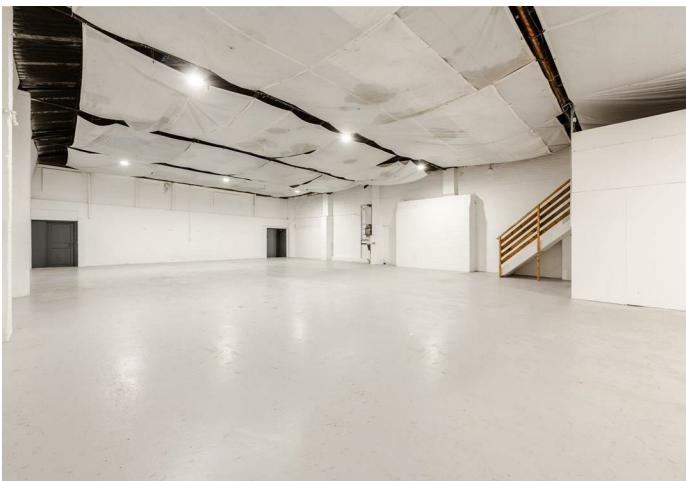
£16,000

## ANTI MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, we will require two forms of Identification.

## VIEWING

Strictly by appointment with our Reception on 01527 584242



## Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.