



OFFICE TO LET

## HIGHLANDS HOUSE

Highlands Road, Shirley, Solihull, B90 4ND

AN EXCELLENT OPPORTUNITY TO ACQUIRE A FULLY REFURBISHED, SELF CONTAINED OFFICE SUITE IN A POPULAR AREA OF SHIRLEY, SOLIHULL.

3,167 TO 5,737 SQ FT (294.22 TO 532.98 SQ M)



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## DETAILS



### DESCRIPTION

Highlands House is a two-storey office building which is currently split into office suites, located in a well established area of Shirley with good transport links.

The first floor office suite is a 3,167 sq ft fully self-contained, open plan office which has been fully refurbished to a high standard. Featuring a modern style kitchenette giving occupiers the rare opportunity to create a great workspace with minimum fit out costs. Benefitting from LED lighting, a new heating and cooling system, new double glazed modern windows, perimeter trunking and separate male/female WCs which are also situated on the first floor.

Viewing of this accommodation is highly recommended to fully appreciate the available space.

### ACCOMMODATION

Name	sq ft	sq m	Availability
Building - A - Part First Floor	1,364	126.72	Let
Building - B - First Floor	3,167	294.22	Available
Building - B - Part Ground Floor	5,737	532.98	Let

## KEY FEATURES

- First floor fully refurbished to a high standard with new heating/cooling system
- Modern open plan office space
- Suspended ceilings with recessed LED lighting
- New carpeting throughout
- Perimeter trunking
- Double glazed windows
- Modern fitted kitchenette
- Separate male and female WCs
- Excellent parking ratio of 1:287

## OUTGOINGS

**Rent:** On Application

**Service charge:** £3.00 psf

**Rates Payable: approx.** £5.70 psf

\*Interested parties are advised to make their own enquiries of the relevant charging authority to confirm rates payable and whether any transactional relief applies.

**EPC:** D

## LOCATION



Highlands House is situated on Highlands Road off Cranmore Boulevard and close to the A34 with quick access to Junction 4 of the M42 motorway. Solihull Town Centre and the railway station are both accessed via the B4102 which is approximately 3 miles away.

## CONTACT US

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