



OFFICE FOR SALE

UNITS 2 & 3

The Pavilions, Cranmore Drive, Solihull, B90 4SB

FREEHOLD UNITS AVAILABLE IN PRIME SOLIHULL OFFICE LOCATION

2,231 TO 4,554 SQ FT (207.27 TO 423.08 SQ M)



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DETAILS



DESCRIPTION

Units 2&3 The Pavilions make up a fully self contained two storey office building in a popular office area in Shirley, Solihull.

The property is finished to a good modern specification offering a mix of open plan and cellular accommodation across both floors together with meeting rooms.

The units also benefit from an excellent position being at the end of the terrace with 17 demised parking spaces in a privately owned and managed landscaped environment.

The vendor has a strong preference to sell both buildings as a whole but would consider splitting the units.

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ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - 2	2,231	207.27	Available
Unit - 3	2,323	215.81	Available
Total	4,554	423.08	

KEY FEATURES

- Available immediately with full vacant possession
- Units can be split to create two self contained units
- LED Lighting
- Suspended Ceilings
- BREEAM “very good”
- Ground & first floor WCs
- Comfort heating & cooling system
- Mix of cellular and open plan space
- Raised access floors
- End units with generous parking provision
- EPC B
- A total of 17 demised parking spaces

OUTGOINGS

- **Price:** Price on Application
- **Rates:** £7.98 per sq ft Based on 2023 valuation
- **Service charge:** n/a
- **Estate charge:** £4,500 per annum
- **EPC:** B (27)

VAT: All figures are exclusive of VAT which will be payable.

Tenure: The property is available on a freehold basis with vacant possession. Subject to Contract.

Fixtures & Fittings: Any fixtures and fittings not expressly mentioned within these particulars are excluded from the sale.

Legal Costs: Each party is responsible for their own legal costs incurred in this transaction.

Viewings: Strictly via prior appointment with the sole agents.

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LOCATION



The Pavilions Solihull is located within 1.75 miles of Solihull Town Centre and all its amenities, including shops, bars and restaurants.

The scheme is situated within an established commercial environment and is well serviced by both rail and bus services.

CONTACT US

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