



KWB

FOR SALE

4,225 sq ft (392.50 sq m)

Stunning period self-contained office

**Eastcote Court,
Barston Lane,
Hampton in Arden,
Solihull,
B92 0HR**

- Stunning converted former agriculture building
- Excellent on site car parking
- Set within wall courtyard setting
- Rural location with excellent access to motorway network

www.kwboffice.com

0121 233 2330

Property details – Eastcote Court

Description

Eastcote Court is a former agricultural out building that has been converted and sympathetically extended to provide modern office space over two floors. The property is of brick construction surmounted with a pitched tile roof. The property is set around an enclosed walled courtyard with a large car park to the front and gates leading directly onto Barston Lane. The property benefits from the following specification:

- Feature double height atrium overlooking the walled courtyard
- Impressive feature staircase to first floor
- Plaster finished ceiling with mounted lighting
- Ladies, gents and disabled WC facilities
- Perimeter trunking and ground floor and raised timber floor with floor boxes at first floor
- Mixture of open plan space with a number of meeting rooms
- Heating via wall mounted radiators (LPG)

Accommodation

4,225 sq ft (392.50 sq m)

Car Parking

Parking is available in a self-contained car park to the front of the building which has 33 car parking spaces which provide an unrivalled ratio of 1:128 sq ft.

Tenure

The property is to be sold freehold with vacant possession.

Price

£1,050,000

Business Rates

The property has a rateable value of £47,000 and therefore rates payable of £23,453 per annum (2023/24). Interested parties should check these figures with the local rating authority.

Energy Performance Certificate

The property has a valid EPC of C75.

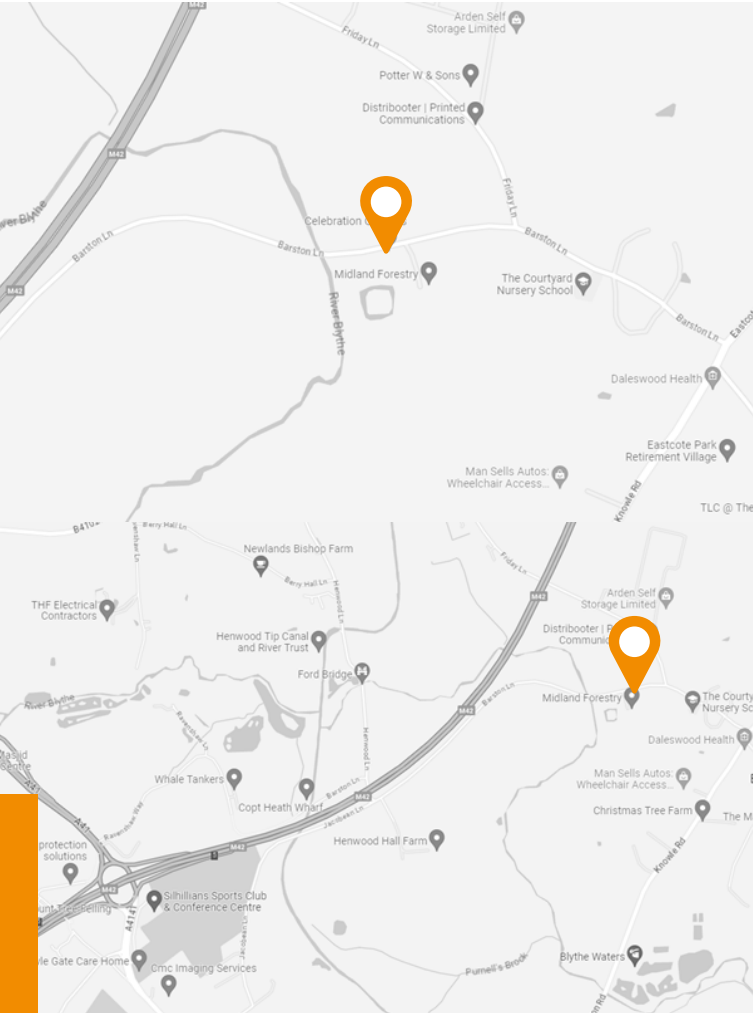
Legal costs

Each party is to bear their own legal costs incurred in the transaction.

VAT

The property is not elected for VAT, therefore VAT will not be payable on the purchase price.





Location details

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The property is set in a rural location on Barston Lane yet is located within 2 miles (5 minutes drive) of Junction 5 of the M42 which provides access to the regions motorway network and Solihull town centre.

Hampton in Arden village centre and its train station is approximately 1.9 miles (5 minutes drive) to the north and Knowle village centre is some 2.1 miles (6 minutes drive) to the south, with its busy high street and a further train station .

The well known Malt Shovel public house is within 0.5 miles of the property further along Barston Lane.



**For further information and
to arrange a viewing, please
contact:**

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