



TO LET

3,384 sq ft (314.3 sq m)

2nd floor office suite

**1 Stratford Court,
Cranmore Boulevard,
Solihull,
B90 4QT**

- Open plan office suite
- Close to amenities and M42
- Popular office scheme
- 20 car parking spaces

www.kwboffice.com

0121 233 2330



Property details – 1 Stratford Court

Description

Comprising 3 traditional three-storey buildings, Stratford Court provides fully refurbished offices set within an attractive landscaped courtyard.

The flexible accommodation presents an efficient, bright and productive working environment, ideally suited to a range of occupier types.

Accommodation

The suite comprises of 3,338 sq ft on an IPMS3 basis.

Specification

- On site parking
- Suspended ceiling lights with LED lighting
- Carpeted floors
- Gas fired heating
- Perimeter trunking and floor box channeling
- Double glazed windows
- Passenger lift
- Male, female and disabled WCs

Car parking

The office suite benefits from 20 car parking spaces.

Tenure

The premises are being offered on a new effective full repairing and insuring basis for a term to be agreed.

Rental

£18.50 per sq ft per annum.

Service Charge

A service charge will be levied by the landlords to cover the cost of maintaining all communal areas and the running costs of the building. Further details available from the agents.

Business rates

The suite has a rateable value of £39,750 and rates payable of £19,353 per annum (2023/24).

Energy Performance Certificate

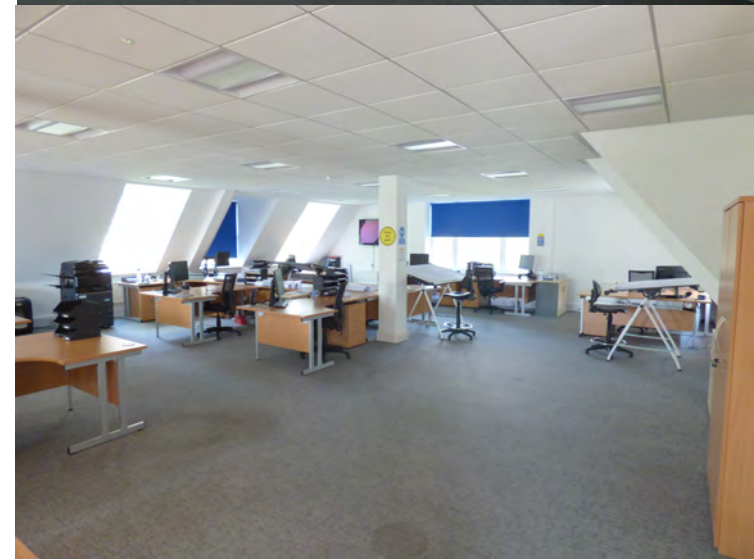
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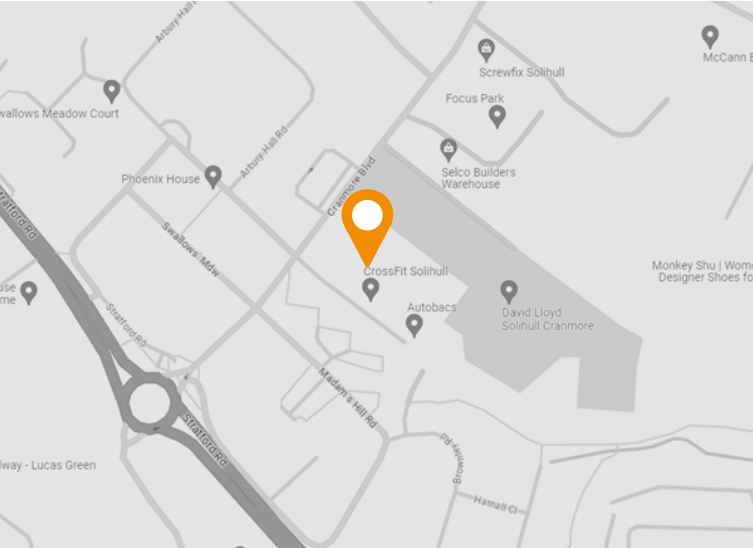
Legal costs

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

Viewings

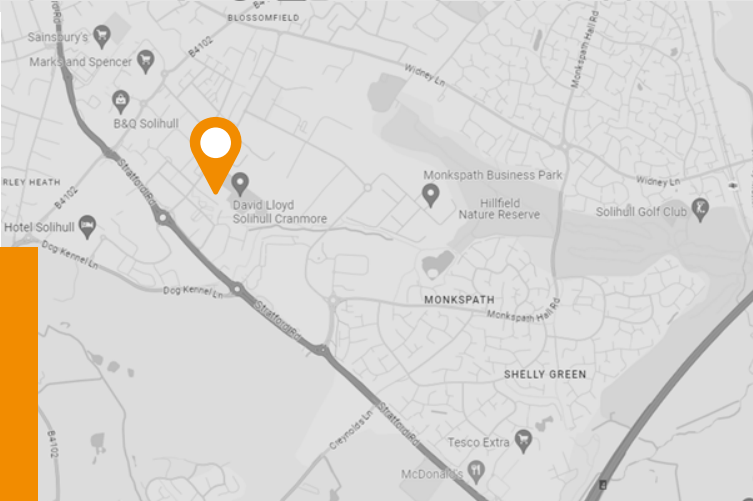
Strictly by appointment with the joint agents.





Location details

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Located on Cranmore Boulevard close to the junction with Stratford Road (A34), Stratford Court benefits from ready access to Junction 4 of the M42 and on to the wider national motorway network.

Solihull Town Centre, with its railway station and wide range of quality retail and leisure facilities is under 2 miles away and Birmingham City Centre is just 10 miles away.

In the immediate vicinity, a David Lloyd Fitness Centre, the De Vere Village Hotel and a wide range of convenience stores, supermarkets and restaurants are in close proximity.



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

Malcolm Jones

0121 233 2330

07825 848 425

mjones@kwboffice.com

www.kwboffice.com

**KWB Office Agency Ltd, Lancaster House,
67 Newhall Street, Birmingham B3 1NQ**

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