



TO LET

7,819 sq ft
(726.4 sq m)

Self-contained office

Clarendon House,
76-90 High Street,
Solihull
B91 3TA

- Self-contained commercial premises located on Solihull High Street, adjacent to Touchwood Shopping Centre
- Landlord to undertake Cat-A fit out to include new LED lighting, carpeting and decorative finishes
- Suitable for several uses including offices or medical/healthcare

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0121 233 2330



Property details – Clarendon House

Description

Clarendon House comprises two-storey commercial property located on Solihull High Street.

The available accommodation is located on the first and upper floors, with the ground floor being let to various commercial businesses.

The property is accessed via a shared corridor entrance to the right hand side of the building. The entrance itself benefits from roller shutter access and a small lobby area providing both stair and lift access to the commercial space on the first floor.

The open plan floorplate which is currently specified to provide Category A specification (but can be designed to suit prospective occupiers as appropriate). The entrance staircase also leads up to the toilet facilities on the Second and Third floors.

Location

Clarendon House is situated on Solihull High Street, adjacent to Touchwood Shopping Centre. The property is circa 2 miles distance (7 minutes) drive) from Junction 5 of the M42 motorway and circa 7 miles south east of Birmingham City Centre.

The property is located 0.5 miles from Solihull Railway Station, with bus stops at either end of the High Street. There are several car parks located near to the property including the Touchwood Shopping Centre where exclusive parking can be made available on licence to incoming tenants.

Specification

The accommodation benefits from:

- Air conditioning
- Perimeter trunking
- Toilet facilities on upper floors

The landlord is to undertake a Cat-A fit out to include new LED lighting, carpeting and decorative finishes.

Accommodation

The accommodation comprises 7,819 sq ft (726.4 sq m).

Rent

£18.50 per sq ft per annum.

Service Charge

£3.54 per sq ft per annum (including insurance).

Business Rates

Rateable value (2023 list) £90,000. Occupiers are advised to make their own enquiries.

Energy Performance Certificate

Currently C59. The property is to be reassessed.

Legal costs

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

VAT

VAT is payable on the rent and service charge.



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

Malcolm Jones

0121 233 2330

07825 848 425

mjones@kwboffice.com

www.kwboffice.com

Cushman & Wakefield

0121 697 7333

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

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