

SHEPHERD COMMERCIAL

**REFURBISHED SELF-
CONTAINED OFFICE SUITE**

TO LET

**Suite A, Lincoln Bridge House, Rear of 131
Lincoln Road North, Acocks Green, B27 6RT**

shepcom.com

Size – 2,680 sq ft (248.97 sqm)

01564 778890



Rental £22,000 Per Annum

Key Features

- Fully refurbished
- 9 car parking spaces
- Canal views
- IT data outlets and cabling network throughout

Location

The premises are located to the rear of 131 Lincoln Road North in Acocks Green, adjacent to the Grand Union Canal and close to its junction with Pierce Avenue.

Solihull Town Centre lies some 4 miles to the south east and Birmingham City Centre some 5 miles to the north west.

All local amenities are in the immediate vicinity including schooling, shopping and transport etc.

Description

The premises comprise a detached building of brick construction with rendered elevations surmounted by a flat felted roof and set behind a tarmac car park which provides in total 13 car parking spaces.

Internally, the accommodation provides predominantly open plan office accommodation. Floors are of solid construction with carpet covering and good natural light is provided by double glazed window units to both front and rear elevations. Lighting is by way of LED fittings and heating is by way of gas fired central heating radiators.

IT data outlets and network cabling provided throughout.

Kitchenette and break out spaces are provided.

Accommodation



Tenure

The accommodation is available by way of a Lease for a term of 5 years on a Full Repairing and Insuring basis.

Special Note: On acceptance of any offers a non-returnable deposit of £500 + VAT must be paid to cover any abortive legal costs should a purchaser/tenant not proceed to completion.

Shepherd Commercial Ltd for themselves and for the vendor(s)/landlord(s) of this property whose agents they are give notice that; (1) these particulars do not constitute any part of a contract or offer and are produced in good faith and set out as a general guide only. (2) Whilst all descriptions, measurements, etc are believed to be correct any intending purchaser(s) or tenant(s) should not rely on them as statements or representation of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. (3) The vendor(s)/landlord(s) does not make or give and neither Shepherd Commercial Ltd nor any person in his employment has an authority to make or give any representation or warranty whatsoever in relation to this property.

Gallery



Additional Points

Insurance – The landlord will insure the premises and re-charge the Tenant the annual premium.

EPC – E

Services – We understand all mains services are connected to the property.

Rating Assessments – Rateable Value Suite A - £20,750

VAT – We confirm that the office suite is VAT elected.

Legal Costs - Each party is to be responsible for their own legal costs incurred in the transaction.

Viewing - Strictly by appointment with the sole agents Shepherd Commercial Ltd
Tel: 01564 778890 / Email: info@shepcom.com