

# SHEPHERD COMMERCIAL

## OPEN PLAN GRADE A RURAL MEZZANINE OFFICE

TO LET

The Mezzanine, Umberslade Estate, Butt's Lane,  
B94 5AE

shepcom.com

Size – 1,354sqft (125.8sqm)

01564 778890



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# £27,000 Per Annum

## Key Features

- **Grade A open plan**
- **All utilities included**
- **Air conditioning**
- **Oak effect flooring**

## Location

The Mezzanine located within the Umberslade Estate of Tanworth-in-Arden is situated on the first floor of a rural office conversion. Situated at the end of a private driveway into the Estate and just 5 miles south of Solihull Town Centre, the unit has excellent access to both J4 of the M42 and the M40. Umberslade Estate is set within acres of rural pastures established in 1850 with a rich history and modern establishments such as a coffee house, pizza barn and event premises.

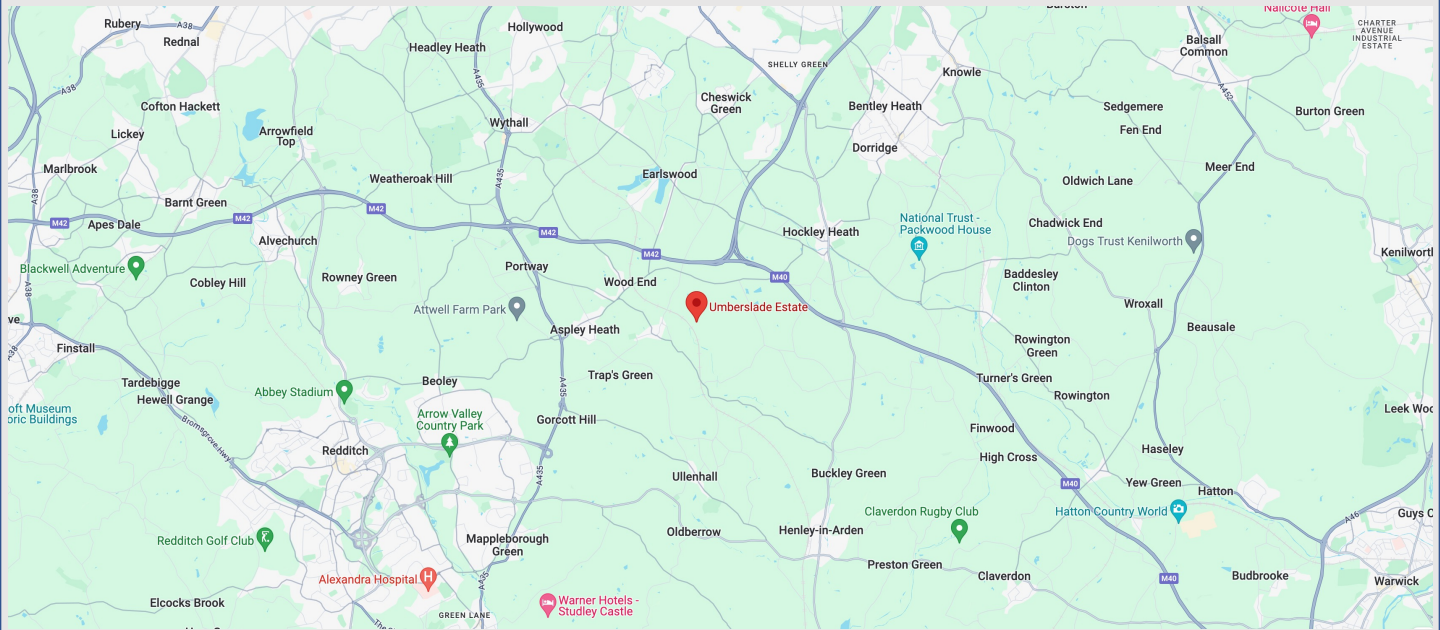
## Description

The unit itself is comprised of an aluminium barn conversion surmounted by an insulated corrugated sheeted roof, with The Mezzanine occupying the first floor. Surrounding the unit is pebbled parking adjacent to the main driveway entrance to Umberslade Estate.

Internally, the Grade A office is equipped with modern AC (Air Conditioning) and oak effect flooring throughout the open plan with central heating and double glazed bi-folding doors at the entrance.

All utilities are included in the rental, with The Mezzanine providing a rare opportunity to acquire high grade offices in the heart of Solihull's rural office sector.

## Map



## Tenure

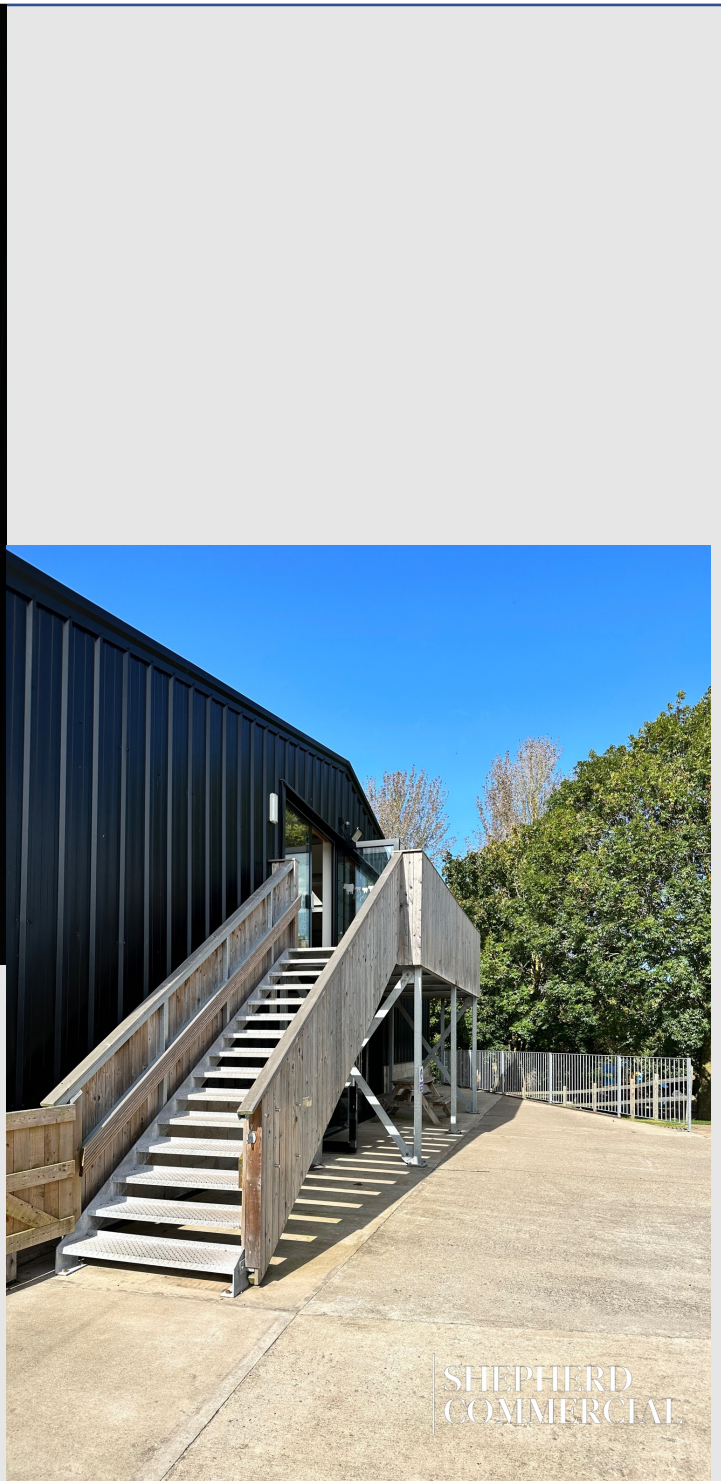
The property is to be offered to the leasehold market for £27,000 per annum inclusive of all utility bills.

The Mezzanine is a 1,354sqft open plan office space marketed on a leasehold basis.

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

Shepherd Commercial Ltd 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.





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## More information

EPC – Available on request

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

Rating Assessments – Rateable value due for re-assessment

Viewing - Strictly by appointment with the sole agents Shepherd Commercial Ltd

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