

SHEPHERD COMMERCIAL

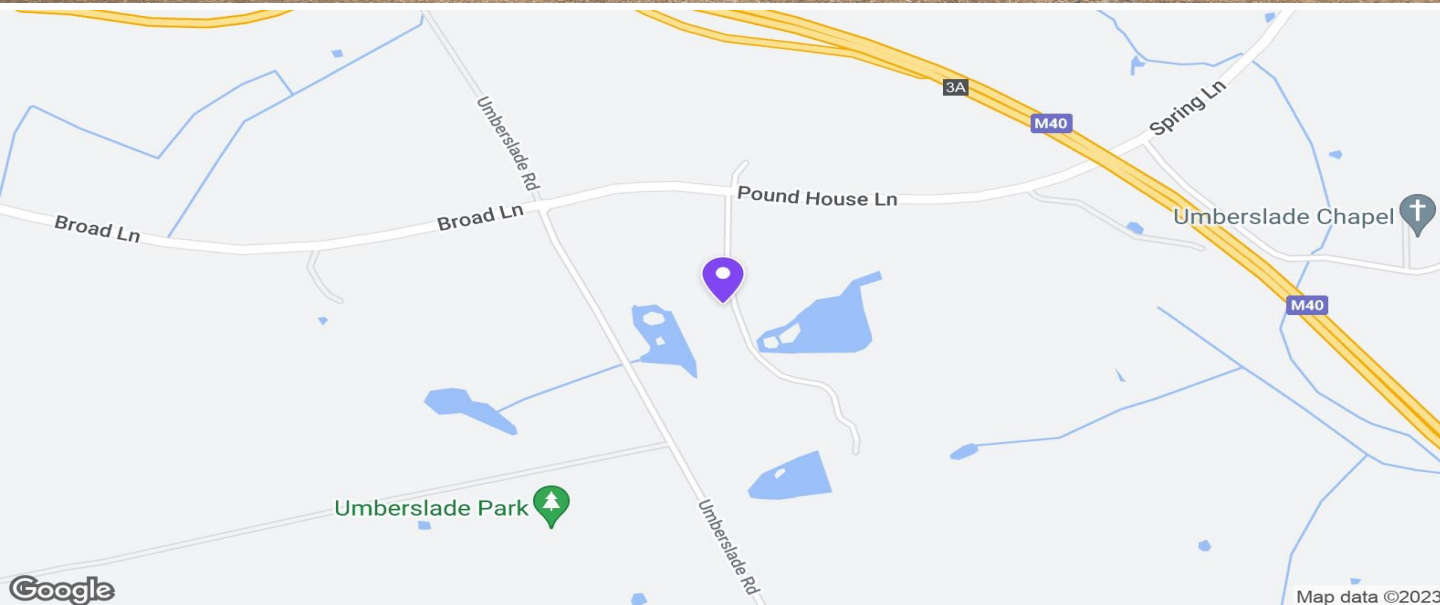
CHARACTER COURTYARD OFFICE OF 607 SQ FT

TO LET

Unit 10 Umberslade Business Centre, Pound House Lane
Hockley Heath, Solihull, B94 5DF

shepcom.com

01564 778890



RENTAL - £12,500 PER ANNUM + VAT

Key Features

- **Attractive Courtyard, rural setting**
- **Excellent access to M42 via junctions 3 & 4**
- **Ultrafast Business Broadband connected**
- **Ample Car Parking**

Location

Umberslade Business Centre lies within the grounds of Umberslade Hall providing a rural setting. The entrance to Umberslade Business Centre is off the B4101 Hockley Heath to Redditch Road. The M40 and M42 motorways are in close proximity and the premises are well located for access to Solihull Town Centre some 6 miles to the north, Stratford upon Avon 8 miles to the south with the National Exhibition Centre, Birmingham International Airport and Railway Station all within approximately 20 minutes drive.

Description

Umberslade Business Centre originally comprised the Victorian stable block for Umberslade Hall and has been sympathetically converted into quality rural office courtyard. Many of the natural features of the buildings, including exposed brickwork and substantial timbers have been retained in the conversion.

Unit 10 comprises a single storey building of brick construction having a pitched slate roof.

The premises have double glazing, LG3 fluorescent lighting, electric convector heating and carpeting throughout.

Unit 10 has its own kitchen and toilet facilities.

Parking allocation within the Courtyard is 3 cars per unit, but additional car spaces are available if required.

Accommodation

Unit 10 **607 sq ft**

Tenure

The unit is available on a new 3 year lease, or longer by arrangement. The Lease to be held on an Internal Repairing & Insuring basis and being excluded from the security provisions of the 1954 Landlord & Tenant Act Part II.

The Landlord will be responsible for the maintenance of the structure, exterior and roof and for insuring the premises, subject to the re-charging thereof through the Business Centre Service Charge.

Rating Assessment

The current Rateable Value is £6,800.00.

100% Small Business Rate Relief maybe available – please make enquiries to Stratford on Avon District Council Rates Department.

Telephone No:- 01789 267575

EPC

EPC Rating E

Gallery



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

More

VAT – Where applicable VAT is included in quoted figures.

Service Charge - There is an annual service charged levied upon the Tenant to cover; buildings insurance, supply of water and electricity to common parts including; external lighting, maintenance of the structure and the exterior of the buildings, cleaning and maintenance of the communal buildings and maintenance of the courtyard.

The service charge for the current year is £781.20 plus VAT.

Services – Single phase electricity and mains water is available at the premises. NB: There is no gas within the development.

Ultrafast business broadband is connected to the premises and is available via Glide. For further details on internet services available contact Glide on 03455911311.

Viewing – Strictly by appointment with the sole Agent Shepherd Commercial