

# SHEPHERD COMMERCIAL

## MODERN PURPOSE BUILT OFFICE BUILDING

FOR SALE

1 Highlands Court, Cranmore Avenue, Shirley, Solihull, West Midlands, B90 4LE

shepcom.com

5,246 sq ft (487.37 sqm)

01564 778890



SHEPHERD  
COMMERCIAL

£775,000 + VAT

## Key Features

- **Modern self-contained office building arranged over 2 floors**
- **Total floor area 5,246 sq ft**
- **Car parking for 21 vehicles**
- **Excellent location for access to Midlands motorway network**

## Location

The premises are situated within the Highlands Court office development, a modern office complex built in a quadrangle design located on the corner of Highlands Road and Cranmore Avenue within the Monkspath Business Park in Shirley. The development is excellently located for access to the Midlands Motorway complex via junction 4 of the M42 motorway, approximately 1/2 mile to the south east. Solihull Town Centre is some 2 miles to the north east and Birmingham City Centre approximately 8 miles to the north west. Access to Birmingham International Airport, Birmingham International Railway Station and the National Exhibition Centre are all well within approximately 5 miles of the property.

## Description

The property comprises a modern two storey office building of brick construction surmounted by a pitched interlocking tiled roof. The property forms part of a development constructed in 1989 set within landscaped grounds providing designated car parking. The offices on each floor are predominately open plan design having featured glazed panelling and window designs to all elevations. Access to the accommodation is from a ground floor entrance reception off the inner quadrangle. Floors to both levels are of solid construction, lighting is by way of LED fittings and there are suspended ceilings throughout. Heating is by way of central heating radiators. Both floors have network cabling, full fire protection system and security provided by an internal alarm with security intercom.

## Accommodation

### OFFICE 1

Ground Floor	2,588 sq ft
First Floor	2,658 sq ft
	<u>5,246</u> sq ft
Total Floor Space	5,246 sq ft

W.C. facilities are on both floors  
Car Parking - 21 Vehicles

## Tenure

The premises are available to purchase the virtual freehold interest, of 999 years from 1989.

## Service Charge

The property is subject to an annual Service Charge which covers the whole development. The Service Charge covers; refuse collection, general site maintenance and pest control.

The current annual Service Charge is:

Office 1 £4,032 per annum plus VAT.

## Purchase Price

£775,000 + VAT

## More

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

Rating Assessment – The premises are assessed as a single unit.

Rateable value - due for reassessment

Car parking - £10,500

Viewing - Strictly by appointment with the Agents, Shepherd Commercial.

**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.

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