

MODERN PURPOSE BUILT OFFICE



SHEPHERD
COMMERCIAL

Unit 1, Highlands Court, Solihull, B90 4LE

Office for sale

Summary

Tenure	For Sale
Available Size	5,246 sq ft / 487.37 sq m
Price	£775,000.00
Service Charge	£4,032 per annum
Business Rates	Due for reassessment
EPC Rating	Upon enquiry

Key Points

- Modern self contained office building arranged over 2 floor
- Total floor area 5246 sq ft
- Car parking for 21 vehicles
- Excellent location for access to Midlands motorway network

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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.

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.

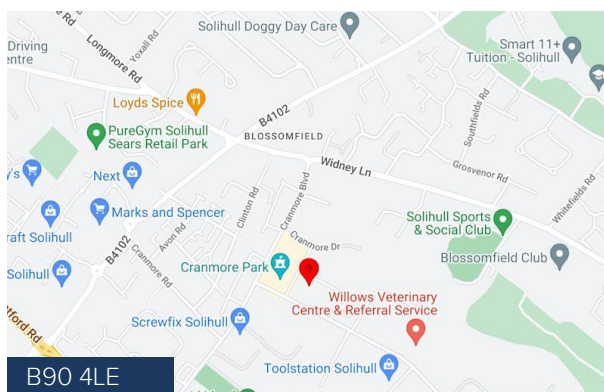
ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - Ground Floor	2,588	240.43
1st - First Floor	2,658	246.94
Total	5,246	487.37

TENURE

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



Viewing & Further Information

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