

SHEPHERD COMMERCIAL

GROUND FLOOR OFFICE SPACE

TO LET

Arden House, Marsh Lane, Hampton in Arden,
Solihull, B92 0AJ

Size – 2,538sqft sq ft (235.78 sqm)

shepcom.com

01564 778890



Rental £38,000 Per Annum

Key Features

- Open plan office space fitted out to an excellent standard
- 2,538 sq ft available on the ground floor
- The first floor of the unit has been let
- 14 car parking spaces

Location

Arden House is located off Marsh Lane to the east of Hampton in Arden. Hampton-in-Arden is situated 3.5 miles east of Solihull and just 2.5 miles from junction 6 of the M42. The property is situated just 0.5 miles from Hampton in Arden Train Station providing good transport links.

Description

The property comprises a detached building of two storey steel framed construction, with brick elevations, set within landscaped grounds off Marsh Lane to the east of Hampton in Arden Village.

Providing 5,076 sq ft of open plan space arranged evenly across two floors, the accommodation is fitted out to a high specification. Floors are of solid construction throughout with wood effect floor covering. The property has suspended ceilings incorporating LED lighting on motion sensors, comfort cooling and has the benefit of 28 car parking spaces.

The accommodation has been split into with each floor offering 2,538 sq ft and W.C facilities.

Accommodation



Tenure

The property is to be offered on the basis of a minimum 3 year term at a rental of £38,000 per floor per annum.

It is available on a full repairing and insuring basis. The landlord insures the property and recharges the premium.

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

EPC – Available on request

Services – We understand water and electricity mains services are connected to the property. The accommodation would require the installation of an electric sub-meter.

Rating Assessments – Rateable Value is £28,672

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

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