



SHEPHERD

Arden House, Marsh Lane, Solihull, B92 0AJ

Summary

Tenure	To Let
Available Size	2,538 sq ft / 235.79 sq m
Rent	£38,000.00 per annum
Business Rates	Upon Enquiry
EPC Rating	Upon enquiry

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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.

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.

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.



Viewing & Further Information

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