

SHEPHERD COMMERCIAL

BARN CONVERSION OFFICES

TO LET

Units 1 & 2 Birchy Cross Business Centre, Broad Lane, Tanworth in Arden, B94 5DN.

Size – Total 2,495 sq ft (231.79 sqm)

shepcom.com

01564 778890



£35,000 per annum + VAT

Key Features

- Office development set around a central courtyard containing 12 self-contained office units
- High specification accommodation
- Can be let separately. Unit 1 - 1,770 sq ft (1,64.4 sqm) / Unit 2 - 725 sq ft (67.35 sqm)
- Ample Car Parking

Location

Birchy Cross Business Centre has been created from the refurbishment and modernisation of redundant agricultural barns at Birchy Cross Farm, fronting Broad Lane in Tanworth in Arden. The village centre of Tanworth in Arden, Hockley Heath and Earlswood are all in close proximity with the main centre of Solihull being some 4 miles to the north.

The development is in a rural location, being well placed for access to the busy commuter route of the A3400 Stratford Road to the east and A435 Alcester Road to the west. There is good access to the Midlands motorway complex via Junctions 3 (Portway) and 4 (Monkspath) of the M42 being within 3 miles of the premises.

Description

The subject units comprise of a development of 6 units set in a courtyard style surrounding a central car park providing spaces for some 23 vehicles. Access is directly off Broad Lane, shared in part with warehousing units to the rear.

The units have been completed to a very high standard; briefly comprising LG3 lighting, CAT 5 computer networking, painted plaster walls, double glazing, night storage heating and carpeting.

During the conversion works, every effort has been made to preserve and enhance the timbers and other original features.

Accommodation

Unit 1

Net Internal Floor Area 1,770 sq ft

Unit 2

Net Internal Floor Area 725 sq ft

NB: These premises can easily be combined to provide a total floor area of 2,495 sq ft

Tenure

The premises are to be offered upon lease for a term of years incorporating 3 yearly rent reviews and on a Full Repairing and Insuring basis. In addition to the rental, there will be an annual service the service charge plus VAT. The current service charge is £3,700 per annum plus VAT which will incorporate the following:-

1. Maintenance and decoration of the exterior, roofs and gutters of the buildings.
2. Maintenance of the car park, landscaping and other communal areas.
3. Communal electricity for external lighting, lighting in the bin store, power to the sewerage treatment plant etc.
4. Maintenance of external security features, i.e. alarms/lights.
5. Emptying and maintenance of sewerage treatment plant.
6. Costs of any other communal services provided.

Additional Points

Services - All mains services are connected to the property.

Rating Assessments – Rateable Value Units 1 & 2 £28,750.00 (1 Apr 23 to Present)

VAT - Prices quoted are exclusive of VAT where applicable

Legal Costs – The ingoing Tenant is to be responsible for making a contribution towards the Landlord's legal costs incurred with the preparation of the Lease.

EPC Rating - C

Viewing - Strictly by appointment with the sole agents Shepherd Commercial Ltd

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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Gallery

