



SHEPHERD  
COMMERCIAL

## Birchy Cross Business Centre, Broad Lane, Solihull, B94 5DN

Barn conversion offices

### Summary

<b>Tenure</b>	To Let
<b>Available Size</b>	725 to 2,495 sq ft / 67.35 to 231.79 sq m
<b>Rent</b>	£35,000.00 per annum + VAT
<b>Rateable Value</b>	£28,750
<b>EPC Rating</b>	C

### Key Points

- High specification accomodation
- Two-storey
- 15 Car parking spaces
- Central heating
- Entire detached building
- Rural setting
- Courtyard style
- Close to J4 of M42

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## 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.

## 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.

## ACCOMMODATION

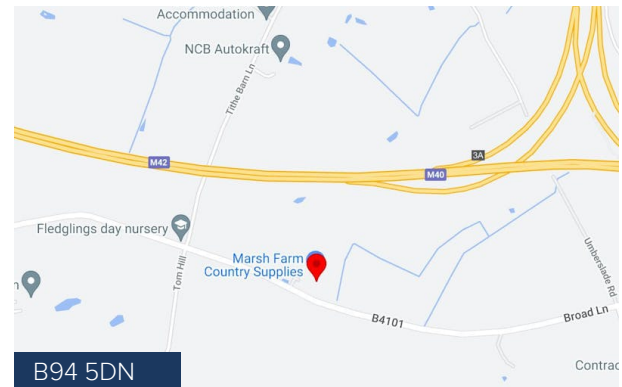
The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - 1	1,770	164.44	Available
Unit - 2	725	67.35	Available
<b>Total</b>	<b>2,495</b>	<b>231.79</b>	

## 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



## Viewing & Further Information

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