

SHEPHERD COMMERCIAL

FIRST FLOOR ALL INCLUSIVE OFFICE SPACE

TO LET

5 Farmhouse Way, Shelly Farm, Solihull, B90 4EH

Size – 132 sq ft (12.25 sqm)

shepcom.com

01564 778890



ALL INCLUSIVE £7,000 Per
Annum

Key Features

- All inclusive rental figure
- Set within a residential conurbation
- Excellent access to Solihull town centre and Junction 4 of the M42

Location

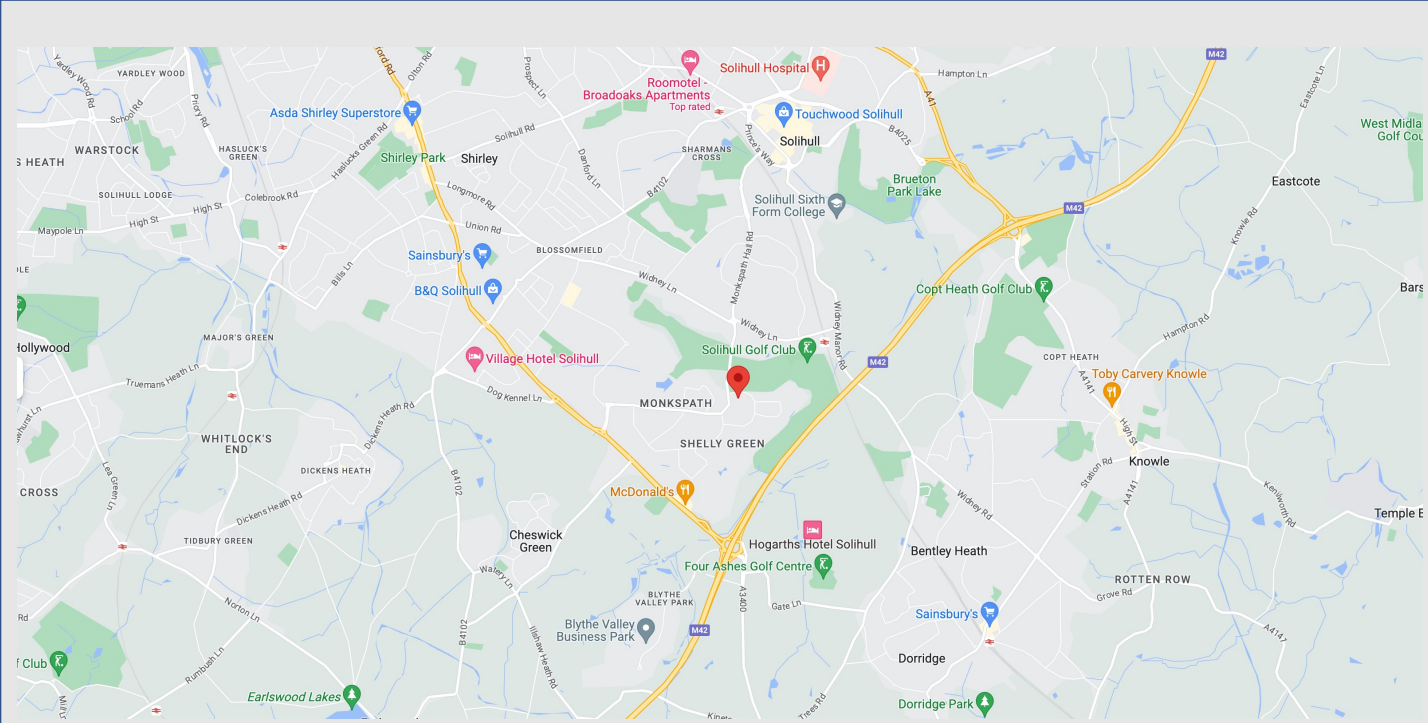
The office space is set above the popular 'Blushes' hairdressers set within the Shelly Farm parade of Monkspath. Situated less than 0.7 miles from Junction 4 of the M42, and 1.5 miles from the town centre of Solihull. Unit 5 Farmhouse Way, serves a large residential population within its proximity and ample transport links make the space easily accessible. Monkspath is an affluent suburb of Solihull, set just behind the Stratford Road.

Description

Set above 'Blushes' hairdressers, the office space is comprised of sqft and fitted to a Grade B standard. Equipped with LED fixtures as well as a singular-mounted aircon unit, the office provides prospective tenants with an excellent base for sole trading, particularly within the beauty industry. Access to the office is by way of the front or rear of the premise with sufficient parking on both sides.

The property itself is a bungalow styled brick construction with dormer conversions across the entire first floor of the parade. Surmounted by tiled roofing, Shelly Farm was constructed in the early 90's.

Map



Tenure

The first floor office space is to be offered to the rental market on an all inclusive basis, subject to a minimum term of 12 months. An insurance premium contribution may be applicable and pro-rata to square footage.

Special Note: On acceptance of any offers a non-returnable deposit of £500 + VAT may be applicable 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



EPC – Available on request

Services – We understand all mains services are connected to the property.

Rating Assessments – Rates are included in the rental figure

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

Tel: 01564 778890 / Email: info@shepcom.com