

SHEPHERD COMMERCIAL

FIRST FLOOR SELF CONTAINED OFFICES

TO LET

Greswolde House – 197A Station Road, Knowle,
Solihull, West Midlands B93 0PU

Size – 1,537 sq ft (142.62 sqm)

shepcom.com

01564 778890



Rental £21,000 Per Annum

Key Features

- Situated between Knowle and Dorridge
- 6 car parking spaces
- Flexible Lease term incorporating 3 yearly rent reviews
- Entire first floor

Location

The premises are located just behind Station Road, a direct route from Knowle to Dorridge and are set within the Greswolde House premise. Located roughly 2 miles from both Junction 4 and Junction 5 of the M42, Greswolde House is a rare opportunity to acquire 1,537sqft of office space in the affluent area of Knowle. A 12 minute drive from Birmingham airport and the NEC, the offices benefit from excellent transport links and amenities.

Description

The property comprises a two-storey brick construction with rowed pitch roofs equipped with a surround car park to the side and rear. Set back behind Station Road through a 100m service road, Greswolde House first floor is comprised of 6 office spaces of which one is a boardroom as well as self contained toilets and direct entry to reception. LED lighting is common throughout.

Spanning across the entire first floor, the offices are refurbished to modern lighting and interior with further modernisation currently occurring and expected. With its 6 car parking space allocation, Greswolde House is formed of double glazing throughout and heated through central heating radiators.

Accommodation

Net Internal Floor Area 1,537 sq ft

Office 1 – 437sqft

Office 2 – 146sqft

Boardroom – 196sqft

Office 3 – 361 sqft

Office 4 – 174 sqft

Kitchen – 65sqft

Reception – 158 sqft

6 Car parking spaces

Tenure

The first floor suite is to be offered on the basis of a minimum 3 year term incorporated of reviews thereafter. A service charge of £8,000 per annum is applicable for the leasehold occupation of the first floor, which covers all main services, insurance and repairs.

A schedule of the service charge can be provided by Shepherd Commercial.

Insurance

Insurance is included within the provision of the service charge.

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



EPC – Available on request

Services – We understand all mains services are connected to the property with the exception of gas along the bridleway.

Rating Assessments – Rateable Value is due for re-assessment

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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