



SHEPHERD
COMMERCIAL

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

First floor self contained offices

Summary

Tenure	To Let
Available Size	1,537 sq ft / 142.79 sq m
Rent	£1,663.00 per month Deposit: £4,988
Business Rates	Upon Enquiry
EPC Rating	Upon enquiry

Key Points

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

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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.

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 amenitie

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 – 65 sqft

Reception – 158 sqft

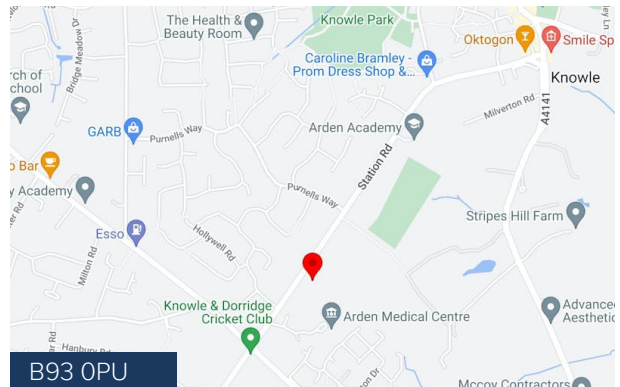
6 Car parking spaces

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.



Viewing & Further Information

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