

SHEPHERD COMMERCIAL

Suite 1B, 1st Floor, The Old Bank House, 50 St Johns Close Knowle, Solihull, West Midlands B93 0JU
Tel: 01564 778890 Email: enquiries@shepcom.com Web: www.shepcom.com

TO LET SERVICED OFFICES FROM 134 SQ FT TO 311 SQ FT



**Being:
1325A STRATFORD ROAD
HALL GREEN
BIRMINGHAM
B28 9HH**

- Newly refurbished
- Fully inclusive rentals with the exception of telephone calls and broadband
- Flexible lease terms from 12 months to 3 years
- 24 hour access

LOCATION:

The premises are located fronting the Stratford Road in the Hall Green district of Birmingham, close to the junction of Highfield Road, some five miles south east of Birmingham City Centre and three miles to the south of Solihull Town Centre. The premises are situated within a mixed commercial and residential locality, with all main amenities being in the local vicinity including shopping, schooling, transport etc.

DESCRIPTION:

The premises comprise a centre terraced building of two storey brick construction. The whole of the property stands well back from the road behind a paved forecourt.

The property has undergone complete internal refurbishment including redecoration, new carpets and LED lighting.

ACCOMMODATION:

| | | |
|----------|-----------|-------------|
| Office 1 | 134 sq ft | £525.00 pcm |
| Office 2 | 260 sq ft | £595.00 pcm |
| Office 3 | 303 sq ft | £675.00 pcm |
| Office 4 | 311 sq ft | £675.00 pcm |
| Office 5 | 141 sq ft | £525.00 pcm |
| Office 6 | 218 sq ft | £595.00 pcm |
| Office 7 | 206 sq ft | £595.00 pcm |

The accommodation can be available empty / furnished by prior arrangement with the Landlord.

All accommodation has shared use of kitchen and WC facilities and there is 24 hour access.

Cleaning of the common areas, i.e. stairs, corridors, kitchen and WC facilities will be the obligation of the Landlord.

SERVICES:

We understand all mains services are connected to the property.

TENURE:

All accommodation is available for a period of 12 months minimum up to 3 years and on an all inclusive basis with the exception of telephone calls and broadband.

All prospective tenants who occupy upon Licence, will be required to pay 2 month's rent in advance, plus one month's rent which will be held as a 'holding' deposit. In addition, there will be a flat fee of £250 plus VAT for the preparation of the Licence Agreement.

VAT:

Prices quoted are exclusive of VAT where applicable.

VIEWING:

Strictly by appointment with the sole Agents:-

Shepherd Commercial 01564 778890.

Email: enquiries@shepcom.com

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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