



SHEPHERD  
COMMERCIAL

## Holly Grange, Holly Lane, Balsall Common, CV7 7EB

High quality rural modern office space

### Summary

<b>Tenure</b>	To Let
<b>Available Size</b>	159 to 1,506 sq ft / 14.77 to 139.91 sq m
<b>Business Rates</b>	Upon Enquiry
<b>EPC Rating</b>	Upon enquiry

### Key Points

- Rural modern styled offices
- Flexible lease terms
- All inclusive rents

# Holly Grange, Holly Lane, Balsall Common, CV7 7EB

## DESCRIPTION

The premises comprise a former detached Victorian house which has been converted to provide self contained office suites arranged over three floors in individual sizes from 159 sq. ft - 890 sq. ft. The office accommodation all share kitchen and W.C. facilities, located on both ground and second floors. The accommodation can be let with the benefit of some furniture if required.

All suites are fully refurbished and carpeted to a very high standard and are available for occupation seven days a week.

## LOCATION

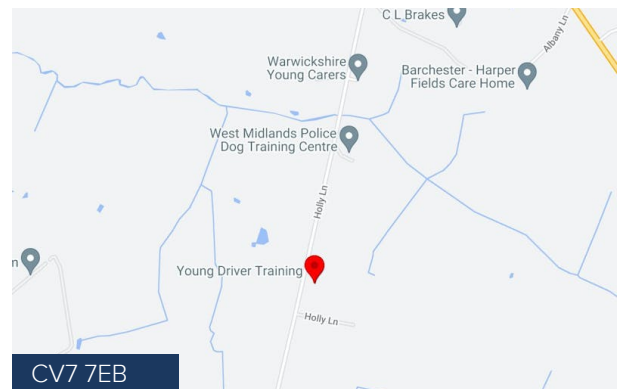
The premises are located fronting Holly Lane in Balsall Common at approximately one mile due south of Balsall Common village centre. The surrounding locality is rural with the centres of Solihull, Warwick, Coventry all being in very close proximity.

All local amenities are within Balsall Common including schooling, shopping, transport etc.

## ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Rear Office	459	42.64	Available
Ground - Middle Office	245	22.76	Available
1st - Rear Office	164	15.24	Available
2nd - Office 1	201	18.67	Available
2nd - Office 2	185	17.19	Let
2nd - Office 3	278	25.83	Available
2nd - Office 4	201	18.67	Let
2nd - Office 5	159	14.77	Available
<b>Total</b>	<b>1,892</b>	<b>175.77</b>	



## Viewing & Further Information

**KAINE ARKINSON**

01564 778 890 | 07487 521 802

kaine@shepcom.com

The above information contained within this email is sent subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars. Generated on 09/04/2024

