



334 Stratford Road, Shirley, Solihull, B90 3DN

Grade A+ quality offices with oak finishing and modern interiors

Summary

Tenure	To Let
Available Size	1,265 sq ft / 117.52 sq m
Rent	£20,000.00 per annum
Service Charge	£1,807 per annum 51.65% of the total service charge of is payable.
Rateable Value	£6,100 Benefits from 100% small business rate relief
EPC Rating	B

Key Points

- 7 Car parking spaces
- EPC grade B
- Self-contained
- Modern interior
- Visitor car parking
- Prominent location
- Oak finishings
- New kitchen

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DESCRIPTION

The accommodation has been created out of the refurbishment of former restaurant premises to provide two self contained suites, with 332 Stratford Road being predominantly on the first floor but having a ground floor reception, kitchen and toilets. 334 Stratford Road is contained primarily on the ground floor together with basement storage. Both office suites have been finished to a very high standard incorporating LED lighting, oak doors, architraving and skirting. 334 Stratford Road located to the ground floor has high quality tiled flooring and heating is by the way of gas fire central heating radiators. Externally to the rear of the property is a large car park with 332 Stratford Road having the benefit of 9 car parking space and 334 Stratford, having the benefit of seven car parking spaces. This rear car park is accessed over a road running between School Road to the south and Church Road to the north. In addition to the private car park there is a free public car park adjacent.

LOCATION

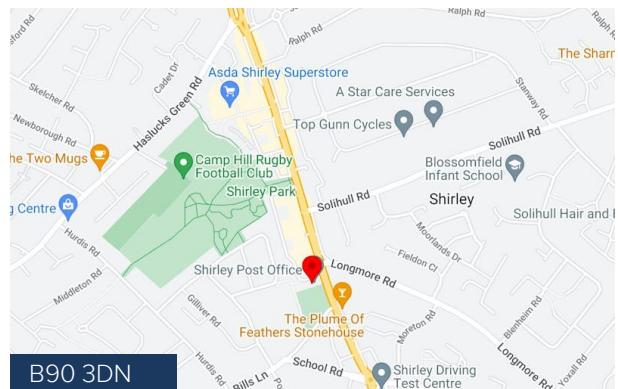
The premises are located fronting the Stratford in Shirley having been created out of a former restaurant premises, located directly opposite Bristol Street Motors and close to the traffic island interchange with Union Road. All local amenities are in the immediate vicinity, including schooling, shopping and transport etc. The Midlands motorway complex via junction 4 of the M42 motorway is in close proximity which provides excellent access to Birmingham International Airport, Birmingham International Railway Station and NEC.

VIEWINGS

Strictly by appointment with the Agents:-
Shepherd Commercial
01564 778890
Email
enquiries@shepcom.com

TERMS

Both office suites are available for a term of years incorporating five yearly rent reviews and on the equivalent of a full repairing and insuring basis by way of an annual service charge which will cover the upkeep and maintenance of common parts, external building repairs and buildings insurance.



Viewing & Further Information

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