

SHEPHERD COMMERCIAL

FIRST FLOOR OFFICE SUITE 267 SQ FT

TO LET

Suite E Stowe House, 1688 High Street, Knowle,
Solihull, B93 0LY

Size – 267 sq ft (24.80 sqm)

shepcom.com

01564 778890



Rental £6,500 Per Annum
plus VAT

Key Features

- **Prominent village location**
- **2 miles south of Solihull**
- **Flexible lease term incorporating 3 yearly rent reviews**

Location

Stowe House, a period office building, is located to the southern end of Knowle High Street in a prominent location.

Knowle High Street forms part of the A4 Warwick Road providing good access to both Solihull and Warwick some 2 miles to the north west and 8 miles to the south east respectively.

The Midlands motorway complex is close at hand via junction 5 of the M42 motorway.

All local amenities are in the immediate vicinity including; schooling, shopping and transport etc.

Description

The subject accommodation is located on the first floor. The suite is fully carpeted and has heating by gas fired central heating radiators and lighting by way of fluorescent fittings.

Limited car parking is provided for the accommodation with Suite E having the benefit of 1 car parking space within the rear car park.

Accommodation



Net Internal Floor Area: 267 sq ft
Car parking space in rear car park.

Tenure

The accommodation is to be offered on lease terms incorporating 3 yearly rent reviews and on the equivalent of a Full Repairing & Insuring basis by way of an annual Service Charge.

Service Charge

The Service Charge is £1,257.98 per annum plus VAT – 4.96% of the annual costs. The Service Charge covers; cleaning and lighting of common parts, heating, electricity for common parts, buildings maintenance and repairs, buildings insurance, fire equipment, management, refuse collection, landscaping, audit fee and water rates.

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 – The property has a class D rating.

Services – We understand all main services are connected to the property.

Rating Assessments – Rateable Value is £4,200

Legal Costs – The ingoing tenant will be responsible for a contribution of £500 + VAT (£600) towards the Landlord's legal costs in the preparation of the Lease.

Viewing - Strictly by appointment with the sole agents Shepherd Commercial Ltd

Tel: 01564 778890 / Email: info@shepcom.com