
**AVISON
YOUNG**

To Let

- **First Floor Office Suite**
- **4,372 sq ft (IMPS3)**
- **1 mile from J4 of the M42**
- **17 parking spaces**
- **Open Plan Layout**
- **Newly refurbished**



Remus 1, 2 Cranbrook Way, Solihull
Business Park, B90 4GT

Location

Remus 1 is located on Cranbrook Way, Solihull Business Park located 3 miles from Solihull Town centre.

The location offers great access to an extensive transport network which is just over 1 mile from J4 of the M42, circa 3 miles from Solihull Railway station.

The connectivity of this business park shall be vastly improved once the new HS2 Birmingham Interchange Station is developed.

Description

The first floor office has recently been refurbished including new self contained WC's.

The accommodation has suspended ceilings including heating and cooling and LED lighting, carpeted raised access floors and a dedicated kitchenette.

The occupier will also benefit from 17 parking spaces. The following approximate internal floor area:

Floor	Sq ft	Sq m
First	4,372	406.17

Lease Term

New lease available direct with Landlord on a term of years to be agreed.

Quoting Rent

£85,254 per annum/ £19.50 per sq ft

Business rates

We understand that the property is assessed as follows:

Rateable value: £63,000
UBR (2023/24): 51.2p
Rates Payable: £31,500 pa/ £7.20 psf

Interested parties should make their own enquiries with the Local Authority to verify this information.

Legal costs

Each party is to be responsible for their own legal costs incurred in the transaction.

Use Class

The property benefits from E use, which was previously B1 of Town and Country Planning (Use Classes) Order 1987.

Service charge

£24,046 per annum/ £5.50 per sq ft

EPC

The Energy Performance Asset Rating is B (44) . A certificate can be made available.

VAT

VAT if applicable will be charged at the standard rate.





If you would like to know more please get in touch.

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- 1) Corporate structure and ownership details.
- 2) Identification and verification of ultimate beneficial owners.
- 3) Satisfactory proof of the source of funds for the Buyers / funders / lessee.

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