

TO LET PROMINENT GRADE A OFFICE

CHADWICK HOUSE, BLENHEIM COURT

Warwick Road, Solihull Town Centre, B91 2AA



Key Highlights

- 13,960 - 27,920 sq ft (1,297 - 2,594 sq m)
- Town centre location
- Excellent access & communications
- Grade A accommodation
- New FRI terms
- Excellent levels of natural light
- Air conditioning
- Fully DDA compliant
- Secure dedicated parking
- EPC rating - C(75)

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Location

Home to HS2's first interchange station and Birmingham Airport, Solihull is the perfect place to do business. Regularly ranked amongst the best places to live and work in the UK, the town boasts extensive green space and some of the best retail and leisure facilities in the country.

Directly adjacent to Solihull's main shopping area, the location allows staff and visitors access to all the town centre has to offer. It's central position in Solihull makes it perfectly accessible by foot, cycle, car and public transport. The national motorway network can be reached in just a few minutes via Junction 5 of the M42 whilst Solihull, railway station is only a short walk away.

Accommodation & Specification

The building is set in landscaped grounds on Warwick Road, Solihull. It benefits from a fully staffed, modern reception lobby with a dedicated meeting room for the use of occupiers. An onsite Building Manager, 24 hour security with CCTV and 24/7 access ensure that occupiers remain secure and enjoy unrestricted entry to the building.

Occupants can also benefit from all the facilities and amenities expected of a modern, office building, including secure cycle storage, shower facilities, onsite child care and car parking.

	SIZE (SQ FT)	SIZE (SQ M)
2nd Floor	13,960	1,297
1st Floor	13,960	1,297

Website

For more information, please visit: <https://search.savills.com/property-detail/GB0437L158384>

Contact

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Lease Terms

The property is available to let as on a floor by floor basis on new full repairing and insuring lease terms to be agreed.

Rent

£24.00 per sq ft per annum exclusive.

Service Charge

A service charge of £9.45 per sq ft will be levied toward the cost of the maintenance of the common areas of the estate.

Business Rates

The Tenant will be responsible for the payment of Local Authority rates. These are estimated at c.£7.71 per sq ft payable.

We recommend that interested parties make their own enquiries to the Local Authority.

VAT

VAT is payable at the prevailing rate.

EPC

The property has an EPC rating of C(75).

Legal Costs

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

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