

# THE COURTYARD

707 Warwick Road, Solihull, B91 3DA



## Key Highlights

- Town centre location
- Excellent access and communications
- Modern, good quality and cost effective accommodation
- Fully refurbished throughout
- 464 - 3,189 sq ft (43.1 - 2,963.4 sq m)
- LG7 lighting
- Perimeter trunking & floor channelling
- Male, Female & DDA WC's
- Secure dedicated parking - 1:650 sq ft

SAVILLS BIRMINGHAM  
55 Colmore Row  
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| BUILDING        | FLOOR          | SQ FT | SQ M  | RENT<br>(PER ANNUM) | SERVICE CHARGE<br>(PER ANNUM) |
|-----------------|----------------|-------|-------|---------------------|-------------------------------|
| 1 The Courtyard | 1st            | 464   | 43.1  | £11,000             | £4,126                        |
| 2 The Courtyard | 1st            | 1,023 | 95.0  | £26,000             | £11,261                       |
| 2 The Courtyard | Ground         | 909   | 84.4  | £23,000             | £10,115                       |
| 4 The Courtyard | 2nd            | 1,878 | 174.5 | £47,000             | £18,843                       |
| 6 The Courtyard | Self-contained | 1,722 | 160.0 | £40,500             | £8,715                        |
| 8 The Courtyard | 2nd            | 623   | 57.9  | £15,000             | £4,673                        |
| 9 The Courtyard | 2nd            | 3,189 | 296.3 | £78,000             | £23,918                       |

## Location

Prominently located in the heart of Solihull, The Courtyard fronts Warwick Road, directly opposite Mill Lane and Mell Square Shopping Centre. With fantastic local transport links and Solihull Railway Station situated nearby, the offices are just 7.5 miles from Birmingham City Centre, accessible via Junction 5 of the M42 motorway. Close proximity to the city provides easy access to the NEC, Birmingham International Railway Station and Birmingham Airport.

## Accommodation & Specification

The accommodation is available as detailed above and has been comprehensively refurbished to a high standard to include suspended ceilings, comfort cooling and LG7 lighting. Parking is available in the adjacent multi-storey car park.

## Lease Terms

The suites are available on new full repairing and insuring lease terms to be agreed.

## Website

<https://search.savills.com/property-detail/gb0437118683>

## Business Rates

The Tenant will be responsible for the payment of Local Authority rates. We recommend that interested parties make their own enquiries to the local authority.

Small Business Rates Relief – you may be eligible for SBRR if your business only uses one property. Please visit the Government website for further information - <https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief>

## VAT

VAT is payable at the prevailing rate.

## EPC

A copy of the relevant Energy Performance Certification is available upon request.

## Legal Costs

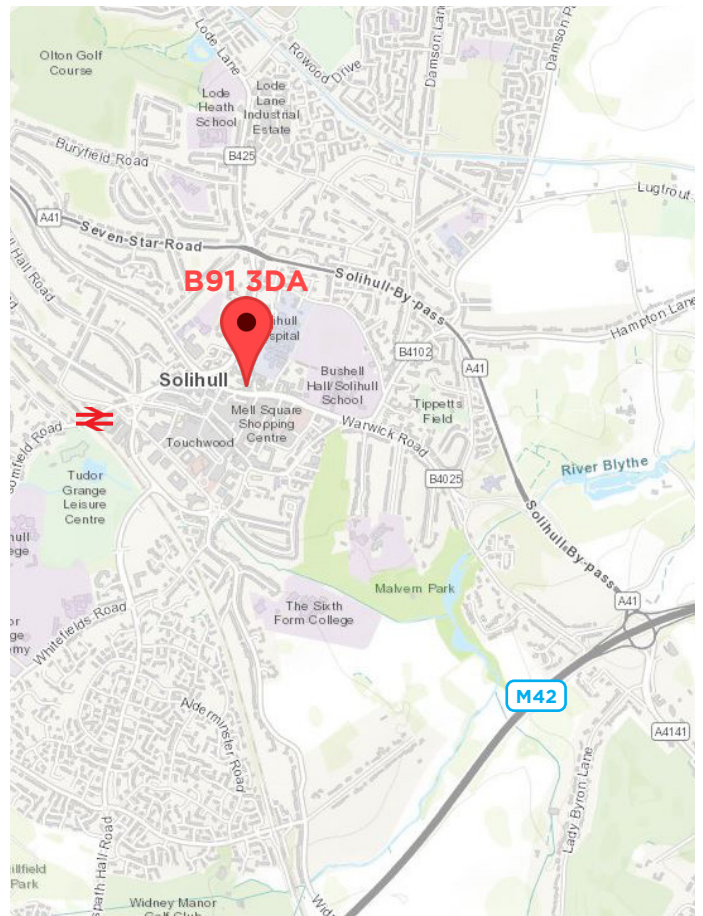
Each party will be responsible for their own legal costs incurred in the transaction.

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## Contact

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