

MODERN PURPOSE BUILT OFFICE FORSALE



Unit 1

Highlands Court, Solihull, B90 4LE

MODERN PURPOSE BUILT OFFICE BUILDING

2,588 to 5,246 sq ft
(240.43 to 487.37 sq m)

- Modern self contained office building arranged over 2 floor
- Total floor area 5246 sq ft
- Car parking for 21 vehicles
- Excellent location for access to Midlands motorway network

Unit 1, Highlands Court, Solihull, B90 4LE

Summary

Available Size	2,588 to 5,246 sq ft
Price	Offers in excess of £825,000
Business Rates	Upon Enquiry
Service Charge	£4,032 per annum ex VAT
Car Parking	£10,500 per space / annum Room for ?? Spaces Included
VAT	Upon Enquiry
Legal Fees	Upon Enquiry
Estate Charge	Upon Enquiry
EPC Rating	B

Description

The property comprises a modern two storey office building of brick construction surmounted by a pitched interlocking tiled roof. The property forms part of a development constructed in 1989 set within landscaped grounds providing designated car parking. The offices on each floor are predominately open plan design having featured glazed panelling and window designs to all elevations. Access to the accommodation is from a ground floor entrance reception off the inner quadrangle. Floors to both levels are of solid construction, lighting is by way of LED fittings and there are suspended ceilings throughout. Heating is by way of central heating radiators. Both floors have network cabling, full fire protection system and security provided by an internal alarm with security intercom.

Location

The premises are situated within the Highlands Court office development, a modern office complex built in a quadrangle design located on the corner of Highlands Road and Cranmore Avenue within the Monkspath Business Park in Shirley. The development is excellently located for access to the Midlands Motorway complex via junction 4 of the M42 motorway, approximately 1/2 mile to the south east. Solihull Town Centre is some 2 miles to the north east and Birmingham City Centre approximately 8 miles to the north west. Access to Birmingham International Airport, Birmingham International Railway Station and the National Exhibition Centre are all well within approximately 5 miles of the property

Accommodation

The accommodation comprises the following areas:

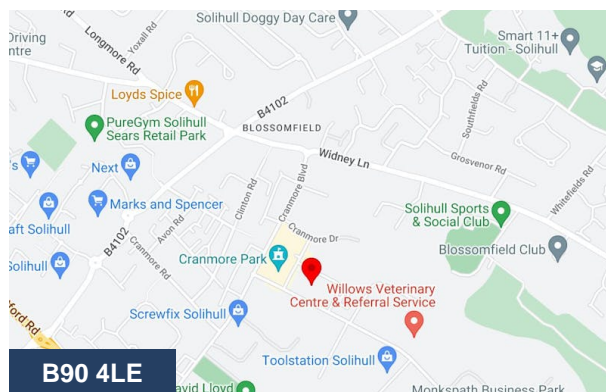
Name	Floor/Unit	sq ft
Ground - Ground Floor	Ground	2,588
1st - First Floor	1st	2,658
Total		5,246

Viewings

Viewing - Strictly by appointment with the Agents, Shepherd Commercial

Tenure

The premises are available to purchase the virtual freehold interest, of 999 years from 1989.



Viewing & Further Information



Kaine Arkinson

01564778890

Kaine@test.com

The above information contained within this email is sent subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars. Generated on 26/02/2024