

966 Old Lode Lane, Solihull, West Midlands, B92 8LN



TO LET

First Floor and Second Floor Self-Contained Offices

Net Internal Area: 596 ft² (55.37 m²)

Location

The premises are situated within a small local retail parade fronting Old Lode Lane and set back from the main road behind a service road. Solihull Town Centre is some 2 miles distant.

The A45 Coventry Road is within easy reach and provides access to the national motorway network, via the M42 motorway (some 3 miles East) and Birmingham City Centre (6 miles North-West).

Description

The property comprises an end terraced, two-storey building of traditional brick construction surmounted by a pitched tiled roof. The ground floor is currently occupied by a boutique record seller.

Entry is provided by a double-glazed front door and stairwell to the first-floor offices which provide three cellular offices, toilet facilities, fitted kitchen, double glazed windows, gas-fired central heating, carpet covered flooring, emulsion coated walls, suspended ceiling with inset CAT II lighting.

There may be an option to include a rear car parking space and storage unit within the tenant's demise, subject to agreement.

Accommodation

Total (NIA) 596 ft² (55.37 M²) approximately

Terms

The property is available on a new internally repairing lease, with length to be agreed, at £9,500 per annum (exclusive).

Service Charge

An ad-hoc service charge will be payable to cover insurance and water rates, plus any external maintenance.

Alternatively, the property is available on an all-inclusive rental (save for business rates) at £12,000 per annum (exclusive).

VAT

We understand that the property has not been elected for VAT.

Rateable Value

The offices qualify for small business rates exemption, subject to tenant qualification.

Energy Performance Certificate

Available upon request from the agent.

Services

We understand that all mains services are connected to the property.

The agent has not tested the suitability of the connections and recommends that all interested parties carry out their own investigations.

Legal Costs

Both parties to bear their own legal and surveyor's costs incurred during the transaction.

Availability

The property is available immediately on a new internally repairing and insuring lease, with length to be agreed.

Viewings

Strictly via the sole agents Siddall Jones on **0121 638 0500**

