

5
THE
COURTYARD
707 WARWICK ROAD SOLIHULL B91 3DA



Offices To Let

2,053 sq ft

Prime location opposite Mell Square Shopping Centre

No 5 The Courtyard is a modern three storey office building. The specification includes:

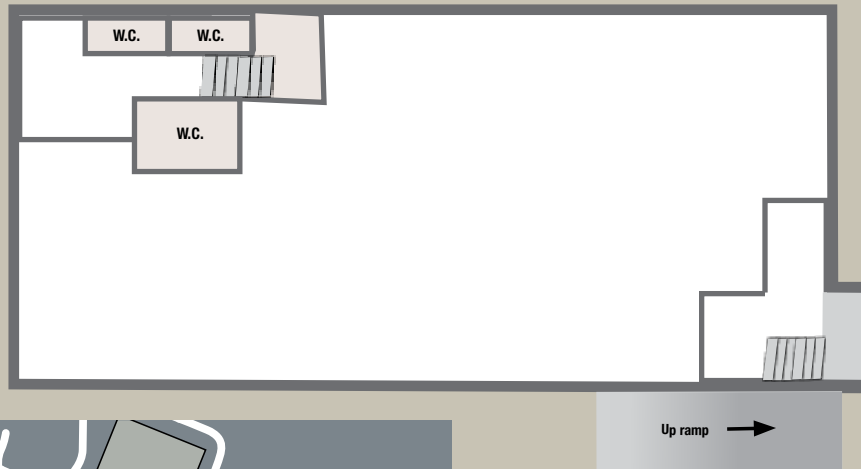
- Open plan offices
- Suspended ceilings with metal ceiling tiles
- Carpeted floors incorporating floor boxes
- Ceiling mounted comfort cooling
- LG7 lighting
- Perimeter heating
- On site car parking

5

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| | |
|-------------|-------------|
| First Floor | 2,053 sq ft |
| Total | 2,053 sq ft |



Viewing

Strictly by appointment with the joint agents.

savills.co.uk **savills**

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Lease Terms

The accommodation is offered by way of a new effectively full repairing and insuring lease direct from the landlord.

Rent

Upon application.

Service Charge

A service charge is levied for upkeep of the common areas.

EPC

The building has an energy performance rating of B(43).

Business rates

The Ingoing tenant will be responsible for the payment of Business Rates direct to the Local Authority.

VAT

VAT will be payable on the rent and service charge.

Conditions under which particulars are issued:

JLL and Savills for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of JLL or Savills has any authority to make or give any representation or warranty whatever in relation to this property.