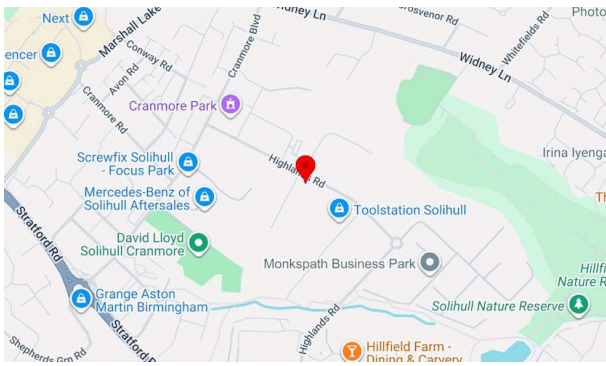




Highlands House, Highlands Road, Solihull, B90 4ND

Office To Let | £12.50 per sq ft | 1,573 sq ft

FIRST FLOOR | FULLY REFURBISHED OFFICES



# Highlands House, Highlands Road, Solihull, B90 4ND

## Description

Highlands House is a two-story office building, located in a well established area of Shirley with good transport links. The first floor office is the last remaining suite within the property totalling 1,573 sq ft. The efficient floorplate delivers a fully open plan office which has been fully refurbished to a high standard. Accessed via double doors entering into a lobby area featuring a modern staircase leading up to the first floor. The open plan space allows occupiers the rare opportunity to create a great workspace with minimum fit out costs. The suite benefits from a kitchenette, LED lighting, a new heating and cooling system, new double glazed modern windows, perimeter trunking and separate male/female WCs, which are also situated on the first floor. Viewing of this accommodation is highly recommended to fully appreciate the available space.

## Location

Highlands House is situated on Highlands Road off Cranmore Boulevard and close to the A34 with quick access to Junction 4 of the M42 motorway. Solihull Town Centre and the railway station is accessed via the B4102 (3 miles). Highlands Road is a prominent route through the Monkspath commercial estate providing a mix of high quality offices, trade park and industrial units. In recent years the locality has seen a number of high profile and successful developments including, The Pavillions, Solihull Business Park, Blythe Valley Park and Fore Business Park.

## Summary

- Rent: £12.50 per sq ft
- Business rates: £5 per sq ft Est. based on 2026 Valuation
- Service charge: £6 per sq ft Estimated
- EPC: D
- Lease: New Lease

## Contact & Viewings

Jules Perks  
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julie.perks@rpcapital.co.uk

## Accommodation

Name	sq ft	sq m	Rent	Service charge
1st - Part	1,573	146.14	£12.50 /sq ft	£6 /sq ft
<b>Total</b>	<b>1,573</b>	<b>146.14</b>		

## Viewings

For viewings and further information, please contact the sole letting agents.

## Terms

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

## VAT

VAT is applicable at this property.

## Legal Costs

Each party to bear their own legal costs.

