

**fisher
german**

2 Boulton Road

Leasehold
Offices

Solihull, B91 2JY

1,192 Sq Ft (110.73 Sq M)



To Let | £16,000 pa



Amenities



Kitchen



Self Contained



Parking

2 Boulton Road

1,192 Sq Ft (110.73 Sq M)

Description

The subject accommodation has immediate frontage to Boulton Road, and is a two storey self contained office with part brick/part corrugated cladded elevations.

There are four parking spaces available with the subject accommodation. Further parking is adjacent.

The ground floor comprises an entrance reception leading to office accommodation, which has kitchen and WC facilities.

There is a staircase leading to the first floor accommodation, which comprises partitioned office rooms and a store room.

The specification includes:

- Painted/plastered ceilings and walls.
- Ceiling mounted lighting.
- Wall mounted radiators.

Location

The subject property is situated on the northern side of Boulton Road, on the popular Boulton Road/Vulcan Road Industrial Estate, which is situated off Lode Lane. This estate lies approximately 1.3 miles to the north of Solihull town centre.

Accommodation

Description	Sq Ft	Sq M
Ground Floor	570	52.95
First Floor	622	57.78
Table footer	1,192	110.73

Locations

Solihull town centre: 1.3 miles

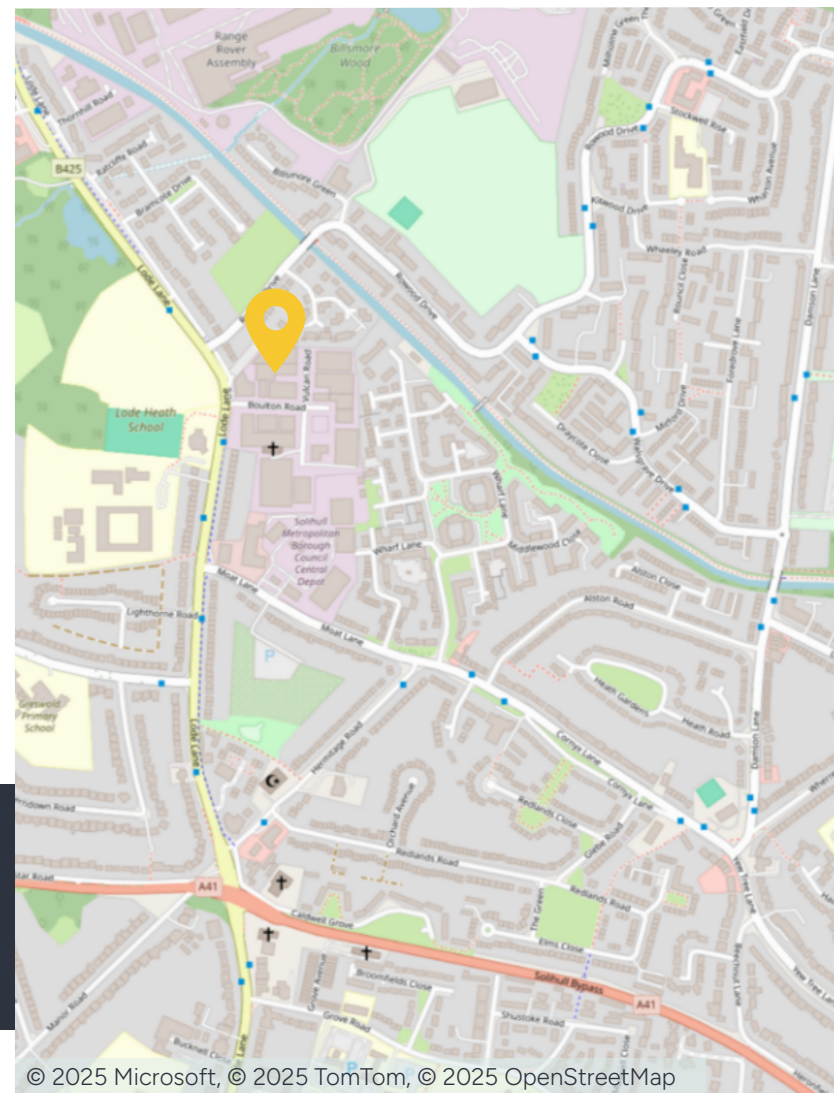
Birmingham city : 9.2 miles

Nearest station

Solihull: 1.4 miles

Nearest airport

Birmingham International: 4.7 miles



Further information

Tenure

The property is available to let on a sub lease on terms to be agreed. All subject to contract. The sub lease will be outside the Security of Tenure Provisions of the Landlord & Tenant Act 1954 Part II (as amended).

Rent

The quoting rent is £16,000 per annum exclusive. This figure is inclusive of utilities. Subject to contract.

Business Rates

Occupiers will be responsible for paying Business Rates direct to the local authority.

Services

We confirm we have not tested any of the service installations and any occupiers must satisfy themselves as to the state and condition of such items.

EPC

The property has an EPC rating of D 85.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

Service Charge

A service charge is payable in respect of the upkeep of the common parts..

Fixtures & Fittings

Any fixtures and fittings not expressly mentioned within these particulars are excluded from the letting.

Anti Money Laundering

The successful tenant will be required to submit information to comply with Anti Money Laundering Regulations.

VAT

Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT). Any intending tenant should satisfy themselves independently as to VAT in respect of this transaction.

Viewings

Strictly by prior arrangement with the sole agents.



Contact us

Viewings by appointment only.

To arrange a viewing, please contact:



Charles Warrack

0121 561 7885

charles.warrack@fishergerman.co.uk

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Particulars dated October 2025. Photographs dated March 2025.



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