



To Let

High Quality Modern Office Suites

1 Cranmore Drive, Shirley, Solihull, West Midlands, B90 4RZ

4,198 sq ft – 20,316 sq ft

1 Cranmore Drive/ Solihull

Description

A high quality modern office building, spread over two large floorplates. The offices are set across ground and first floors in a superior office location and benefit from a high specification to include upflow ventilation system, two passenger lifts, LED lighting, CCTV, 24-hour access, fully refurbished toilet facilities and a double height glazed reception area. The property has ample allocated parking that wraps around the building and additional parking spaces are available by separate negotiation. Suites may be available to split.

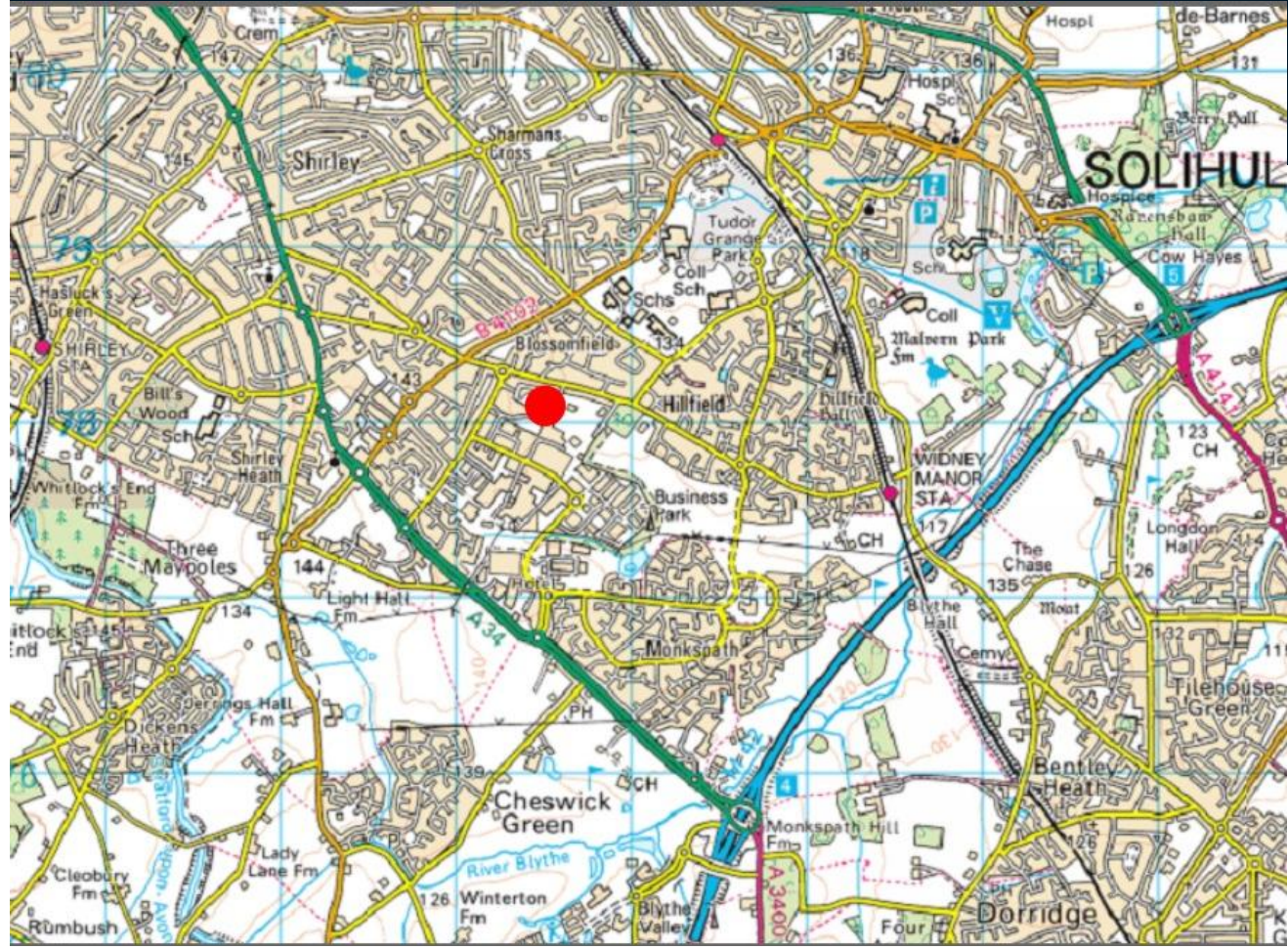
- Short distance to Junction 4 of the M42 and Solihull Railway Station
- Established office business park
- Incentives may be available subject to negotiation
- 24 hour access, refurbished WC facilities, two passenger lifts, communal welcome area
- Allocated car parking on site
- Excellent location close to Solihull Town Centre

Location

One Cranmore Drive is located a short distance from the vibrant Solihull Town Centre which offers a vast range of dining, shopping and leisure opportunities. The property is situated within an established office park amongst a variety of office and commercial buildings. Junctions 4 and 5 of the M42 and Solihull railway station are a short distance away and the property is easily accessible by public transport.

Accommodation

Area	Sqft	SqM
Part Ground Floor (A)	4,198	389.99
Part Ground Floor (B)	4,675	434.31
Part 1 st Floor (B)	11,443	1,063.05
Total Floor Area	20,316	1,887.35



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Service Charge

A service charge is payable by the tenants towards the cost of heating, lighting and power along with maintaining the communal areas and external areas of the property together with the car park. Further details are available upon request.

Money Laundering

In accordance with Anti Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful applicant.

Asking Rent

£14.50 per sq ft pax

EPC

Energy Performance Certificate available on request

Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction.

VAT

All figures quoted are exclusive of VAT which will be payable

Terms

The property is available by way of a new Internal Repairing and Insuring Lease for 5 years or multiple thereof. Incentives may be available subject to negotiation.



Viewings

JLL

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