



Highlands House, Highlands Road, Solihull, B90 4ND

Office To Let | £12.50 per sq ft | 5,737 sq ft

GROUND FLOOR | OPEN PLAN OFFICE



Key Points

- Fully self-contained suite with own entrance
- Modern open plan, efficient space
- Suspended ceilings with recessed LED lighting, heating/cooling system
- Kitted kitchen/breakout
- Separate male/female and disabled WCs
- Ground Floor - DDA compliant
- Generous on-site parking
- May suit a trade counter operator



Description

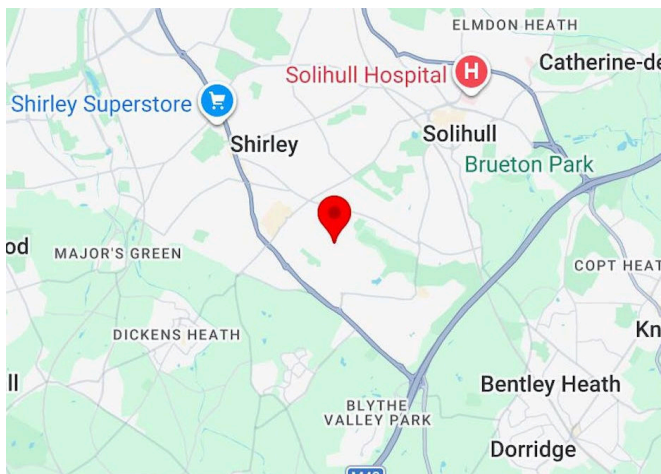
Highlands House is a two-story office building, located in a well established area of Shirley with good transport links.

Due to the need to downsize, the large ground floor suite is now available. Totalling 5,737 sq ft the fully self-contained suite has a mix of open plan and cellular offices. The space includes a boardroom, separate meeting rooms and a large kitchen/breakout area, demised WCs and is fully DDA compliant.

The open plan space allows occupiers the rare opportunity to create a great workspace with minimum fit out costs.

The unit may also suit a trade counter operator.

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.

Accommodation

Name	sq ft	sq m	Rent	Service charge
Ground	5,737	532.98	£12.50 /sq ft	£4 /sq ft
Total	5,737	532.98		

Summary

- Rent: £12.50 per sq ft
- Business rates: £5 per sq ft Est. based on 2026 Valuation
- Service charge: £4 per sq ft Estimated
- VAT: Applicable. VAT is applicable on this building
- Legal fees: Each party to bear their own costs. Each party to bear their own legal costs
- EPC: D (g5)
- Lease: New Lease

Further information

- [View details on our website](#)
- [View Microsite](#)

Contact & Viewings

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Availability

Available Immediately

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.

Anti-Money Laundering

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

