

# 48 Fentham Road

Hampton-in-Arden, Solihull, B92 0AY

SHEPHERD  
COMMERCIAL



## TO LET

189 TO 322 SQ FT  
(17.56 TO 29.91 SQ M)

**£3,500 - £6,150 PER ANNUM**

Prime first-floor offices in Hampton in Arden, available fully inclusive with shared facilities and flexible lease terms.

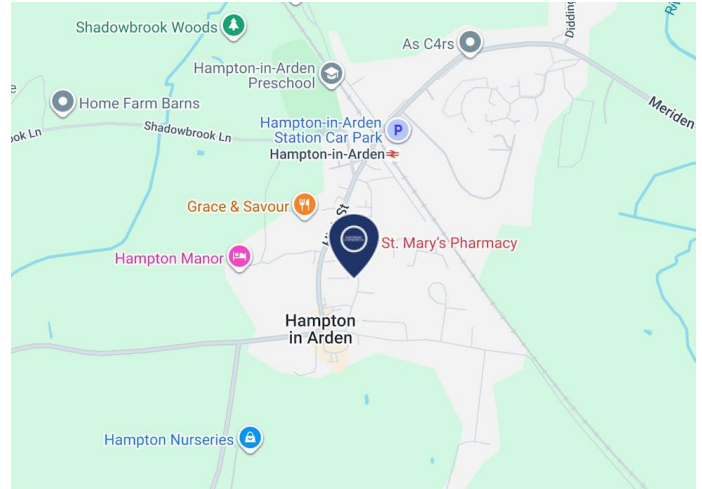
01564 778890  
[www.shepcom.com](http://www.shepcom.com)

- Fully inclusive rents (excluding phone & broadband)
- Flexible lease terms from 12 months to 3 years
- Central Hampton in Arden location with onsite parking
- Self-contained offices with shared kitchen and W.C. facilities
- Affordable, well-presented workspace ideal for small businesses

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## Summary

Available Size	189 to 322 sq ft / 17.56 to 29.91 sq m
Rent	£3,500 - £6,150 per annum
EPC	C (54)

## Description

The first-floor accommodation comprises a number of self-contained office suites, available on a fully inclusive basis. Heating, lighting and cleaning of communal areas are covered by an additional annual service charge of £1,000.00 + VAT per office. Shared facilities include a kitchen, Gents W.C. and Ladies W.C.

## Location

The premises are located on the first floor of a small retail block in the heart of Hampton in Arden, fronting Fentham Road and set back behind a tarmac parking area. The offices are accessed via a doorway on the right-hand elevation.

## Terms

Suites are available on leases from 12 months up to 3 years on a fully inclusive basis.

## VAT

All prices quoted are exclusive of VAT where applicable.

## Services

We understand all main services with the exception of gas are connected to the property.

## Deposit

On acceptance of any offers a non-returnable deposit of £500 + VAT must be paid to cover any abortive legal costs should a purchaser/tenant not proceed to completion.

## Viewings

Strictly by appointment with:  
Shepherd Commercial – 01564 778890



### Kaine Arkinson

01564 778 890 | 07487 521802  
kaine@shepcom.com



### Charlie Boswell

01564 778 890 | 07913 142038  
charlie@shepcom.com