



The Mezzanine, The Leasowes, Tanworth-in-Arden, Solihull, B94 5AE

a 1,354sqft open plan unit, sitting above Umberslade Estate Playbarn Playground.

Summary

Tenure	To Let
Available Size	1,354 sq ft / 125.79 sq m
Rent	£25,000 per annum
Service Charge	N/A
Business Rates	Due for re-assessment
EPC Rating	Upon enquiry

Key Points

- Grade A space
- Oak effect flooring
- Picturesque surroundings
- Within the Umberslade Estate
- Air conditioning
- All utilities included
- Pool parking on-site

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DESCRIPTION

The unit itself is comprised of an aluminium barn conversion surmounted by an insulated corrugated sheeted roof, with The Mezzanine occupying the first floor. Surrounding the unit is pebbled parking adjacent to the main driveway entrance to Umberslade Estate. Internally, the Grade A office is equipped with modern AC (Air Conditioning) and oak effect flooring throughout the open plan with central heating and double glazed bi-folding doors at the entrance. All utilities are included in the rental, with The Mezzanine providing a rare opportunity to acquire high grade offices in the heart of Solihull's rural office sector.

LOCATION

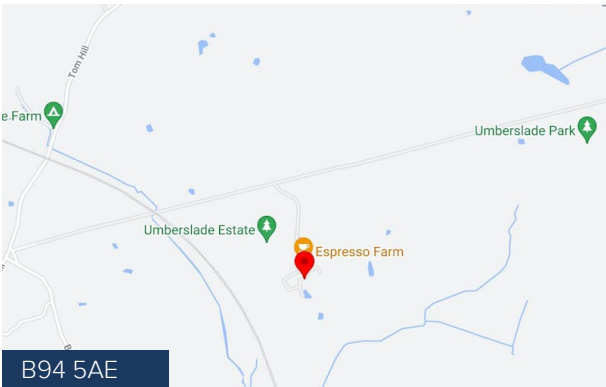
The Mezzanine located within the Umberslade Estate of Tanworth-in-Arden is situated on the first floor of a rural office conversion. Situated at the end of a private driveway into the Estate and just 5 miles south of Solihull Town Centre, the unit has excellent access to both J4 of the M42 and the M40. Umberslade Estate is set within acres of rural pastures established in 1850 with a rich history and modern establishments such as a coffee house, pizza barn and event premises.

VIEWINGS

Strictly by appointment with Shepherd Commercial

TERMS

The property is to be offered to the leasehold market for £25,000 per annum inclusive of all utility bills. The Mezzanine is a 1,354sqft open plan office space marketed on a leasehold basis.



Viewing & Further Information

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