



## Office 1&2 Asper House

Earlswood Business Park, Poolhead Lane, Solihull, B94 5EW

### High Quality Office Suite

**1,068 sq ft**  
(99.22 sq m)

- Available Immediately
- Well Specified
- Fully Refurbished in 2023
- First Floor
- Convenient Location

## Summary

Available Size	1,068 sq ft
Rent	£12,000 per annum
Business Rates	TBC
Service Charge	£2,266.51 per annum
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C (66)

## Description

The Property comprises a first floor Office Suite which was fully refurbished to a high specification in 2023. Internally the accommodation is configured as a main open-plan office with a reception/private office adjacent. The unit benefits from being on a gated site with ample parking in the vicinity.

The Property benefits from 24/7 access with the fenced and gated Business Park being accessed via a concrete surfaced Estate Road.

## Location

Offices 1&2 1 Asper House are located off Poolhead Lane, within a popular, established Multi-Let Business Park. Solihull Town Centre is approximately 5 miles to the north with Birmingham City Centre being 11 miles to the north.

Earlwood Business Park benefits from extremely convenient access to the A435 and M42 Motorway, with J3 being within two minutes drive.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
1st - Office	1,068	99.22	Available
<b>Total</b>	<b>1,068</b>	<b>99.22</b>	

## Tenure

New Full Repairing and Insuring Lease for 3 or more years.

## Rent

£12,000 Per Annum (+VAT)

## Service Charge

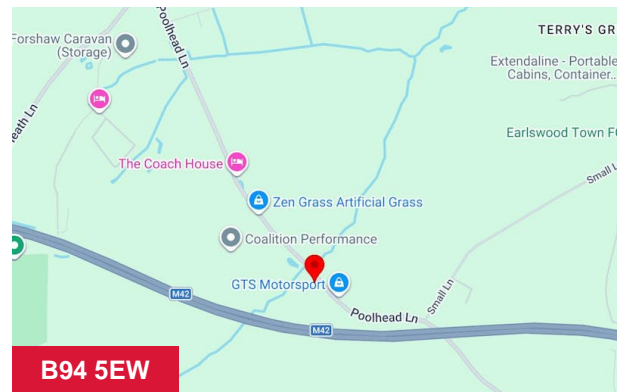
A pro rata contribution towards the maintenance of the communal areas on the Estate is payable.

## Legal Fees

Each party to bear their own costs.

## Viewing

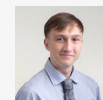
Strictly by appointment with our office on 01527 584242



## Viewing & Further Information



**Ben Truslove**  
01527 584242 | 07791 371032  
ben@truslove.co.uk



**James Haynes**  
01527 584242 | 07534 005207  
james@truslove.co.uk

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