



3 Wharf House, Waterside, Solihull, B90 1UE

Wharf House is a self-contained retail/office unit equipped with parking, kitchenette and W.C

Summary

Tenure	To Let / For Sale
Available Size	806 sq ft / 74.88 sq m
Price	£175,000
Service Charge	£580 per annum
Rateable Value	£7,400 Benefits from 100% small business rate relief
EPC Rating	EPC exempt - EPC has been commissioned, will be available in less than 28 days

Key Points

- Waterside Frontage
- Prominent Retail Unit
- LED Fixtures
- Central Heating
- Underground Parking
- Open-Plan

Description

3 Wharf House is an open-plan space currently being used as both a classroom and private study area – through partitioned walls. To the rear-right-hand of the space is a kitchenette and toilet facility. LED spotlight fittings line the suspended ceiling and a central heating boiler serves the space with warming during the winter months.

Location

Located within the Waterside parade and development, 3 and 5 Wharf House line the left hand terrace with both front entrances facing the decorative water feature. Rumbush Lane is the closest access road to the parade, which circles onto both Gorcott Lane and the Main Street development of the Dickens Heath conurbation.

Two miles south-east lies J4 of the M42, with the major arterial route of the A34 (Stratford Road) nearby – leading unto Birmingham City Centre 8 miles north-west and Stratford-Upon-Avon 17 miles to the south. Amenities and local transport links are plentiful with Shirley Railway Station less than a mile away and close commercial business parks such as Blythe Valley, Monkspath Business Park and Solihull Retail Park within 2 minutes drive.

Viewings

Strictly by appointment with Shepherd Commercial

Accommodation

3 Wharf House:

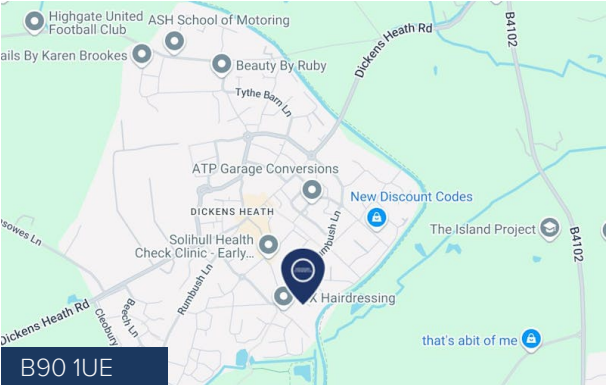
The accommodation is as follows:

Ground Floor

Classroom 806sqft

Kitchenette 39sqft

Of the 806sqft, a partitioned meeting room of 131sqft is divided.



Viewing & Further Information

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