



## Brookhouse Farm, Peterbrook Road, Solihull, B90 1EE

To let self-contained semi rural office

### Summary

|                       |                                          |
|-----------------------|------------------------------------------|
| <b>Tenure</b>         | To Let                                   |
| <b>Available Size</b> | 475 sq ft / 44.13 sq m                   |
| <b>Rent</b>           | £9,000 per annum                         |
| <b>Rates Payable</b>  | £3,400 per annum                         |
| <b>Rateable Value</b> | £6,800                                   |
| <b>EPC Rating</b>     | EPC exempt - Stand-alone building < 50m2 |

### Key Points

- Close to Shirley High Street
- High speed Broadband connection
- Lease to be in multiples of 3 years
- 3 Car parking spaces
- Refurbished to a very good standard

Description

The property comprises a self contained office suite of one office, together with kitchen and W.C. facilities. The total accommodation provides 475 sq ft of useable floor space. The accommodation is fully carpeted. Heating is by way of wall mounted heating panels and natural light is by the way of Velux roof lights. The property also has the benefit of high speed wireless Broadband connection.

Property Highlights / Amenities

- Total parking spaces: 3

Location

The premises are located in a semi rural locality, approached over a concrete roadway running due west off Peterbrook Road, virtually opposite its junction with Rolan Drive in the Majors Green district of Shirley, some two miles south of Shirley centre.

Whitlocks End Railway Station is within an easy ten minute walk from the property and local shops can be located within Haslucks Green Road, approximately half a mile distance.

Accommodation

The accommodation comprises the following areas:

| Name   | sq ft | sq m  | Availability |
|--------|-------|-------|--------------|
| Ground | 475   | 44.13 | Available    |
| Total  | 475   | 44.13 |              |

Car Paring

There is car parking for 3 vehicles.

Tenure

The premises are to be held upon lease for a term of years, incorporating three yearly rent reviews and on a full repairing and insuring basis. The Landlord insures the premises and re charges the annual premium to the Tenant.

Rateable Value

Rateable value is £6,800.00.

Services

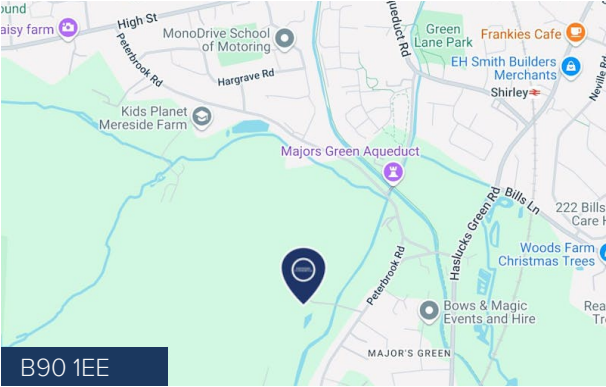
All mains services, with the exception of gas, are connected to the property.

Legal Costs

Each party is to be responsible for their own legal costs incurred in this matter.

Viewing

Strictly by appointment with the Agents.



Viewing & Further Information

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