

Unit 1, Building B

Station Court, Old Station Road, Solihull, B92 0HA

SHEPHERD
COMMERCIAL



TO LET

2,020 SQ FT
(187.66 SQ M)

High quality ground floor
office accommodation of
2,020 sq ft (187.65 sqm)

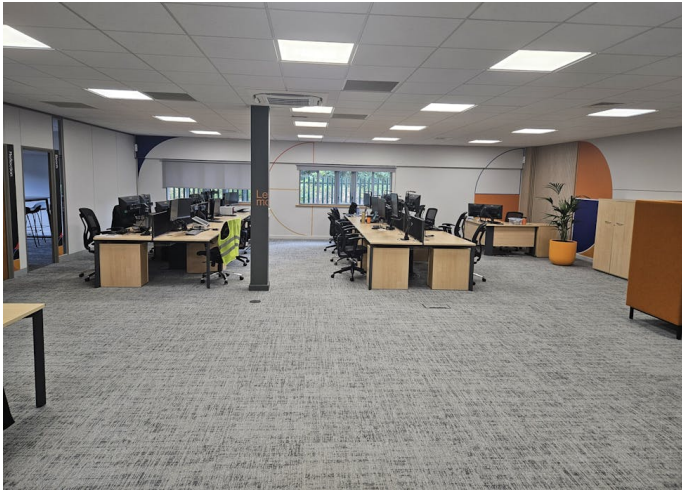
- £36,000 per annum (+VAT)
- Raised Floors
- Comfort Cooling
- Specialist security roller shutters to the ground floor windows, automated operation, concealed when not in use
- Triple glazed windows
- Integral Male and Female WCs together with kitchen facilities

- 9 on site car parking spaces (off road parking is available)
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Summary

Available Size	2,020 sq ft / 187.66 sq m
Rates Payable	£1 per sq ft
Service Charge	N/A
Estate Charge	A variable estate charge shall be applicable to cover maintenance costs of the communal area of the development.
EPC	C

Description

Unit 1, Building B at Station Court offers 2,020 sq ft of ground floor office accommodation. The space is finished to a high standard with raised access floors, comfort cooling, Category 2 lighting, and integral kitchen and WC facilities. Security is supported by automated roller shutters to the ground floor windows, concealed when not in use. The property also provides nine dedicated on-site car parking spaces.

The unit is designed to deliver a practical and functional working environment. With quality finishes, built-in facilities, and secure features, it offers a reliable office space suitable for a range of business requirements.

Location

The subject property is set within attractive countryside with the site being conveniently located within 2 miles of junction 6 of the M42 and 4 miles from Solihull Town Centre. Hampton in Arden Train Station is conveniently situated within walking distance and Birmingham International Airport, Rail Station and the National Exhibition Centre are within a 5 minute drive of the property via Hampton Lane.

Terms

The premises are offered on a 6 year lease subject to 3 yearly rent reviews and on the equivalent of a full repairing insuring lease. The Landlord's insures the premises and recharges the annual premium.

Services

All mains services are connected to the property.

Rating Assessment

Rateable Value (Valuation Office): £30,750

Special Note

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.

Virtual Tour

<https://tour.giraffe360.com/953d652e89614dde82feb2c7b49c0ad2>

Viewings

Strictly by appointment with the sole agents

Shepherd Commercial - 01564 778890



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