



Unit 1 Asper House, Earlswood Business Park
Poolhead Lane, Solihull, B94 5EW

Workshop Unit with Yard

1,037 sq ft
(96.34 sq m)

- Available Immediately
- Fenced and Gated Yard
- Roller Shutter Loading Door
- Recently Refurbished
- Convenient Location

Summary

Available Size	1,037 sq ft
Rent	£15,000 per annum
Rates Payable	£2,594.80 per annum 100% Small Business Rate Relief Potentially Available
Rateable Value	£5,200
Service Charge	£1,055.20 per annum
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	D (84)

Description

The Property comprises a single storey Factory/ Warehouse with a loading door and fluorescent strip lighting. Internally the Unit is configured as open-plan accommodation and has recently been refurbished to part. The unit benefits from an adjacent fenced and gated yard as well as forecourt parking.

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

Location

Unit 1 Asper House is 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
Ground - Workshop	1,037	96.34	Available
Total	1,037	96.34	

Tenure

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

Rent

£15,000 Per Annum (+VAT)

Service Charge

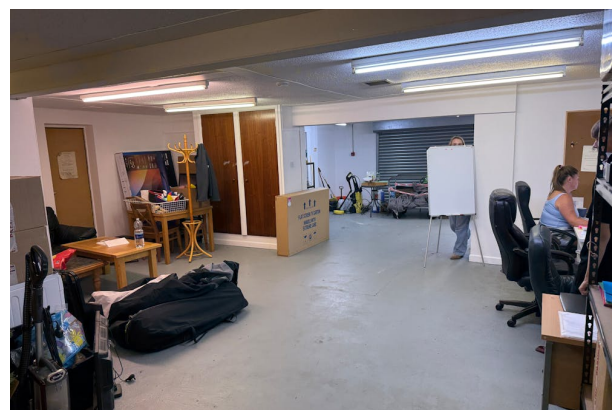
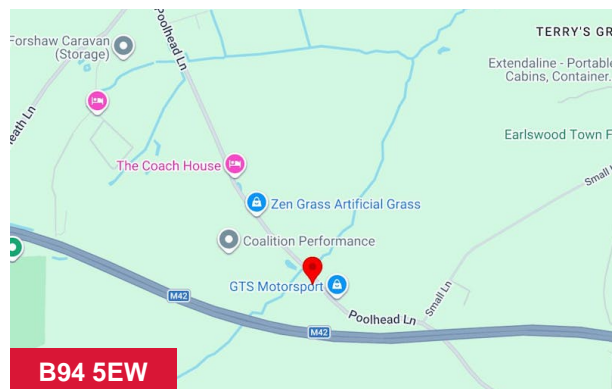
A pro rata contribution towards the maintenance of the communal areas on the Estate is payable.

Legal Fees

Each party to bear their own costs.

Viewing

Strictly by appointment with our office on 01527 584242



Viewing & Further Information



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