

Suite 2, Ardenwell House

2336-2338 Coventry Road, Sheldon, Birmingham, B26 3LS

**SHEPHERD
COMMERCIAL**



TO LET

688 SQ FT
(63.92 SQ M)

£12,000 PER ANNUM PLUS VAT

**TO LET GROUND FLOOR
SELF-CONTAINED
OFFICE SUITE OF 688 SQ
FT (63.92SQM)**

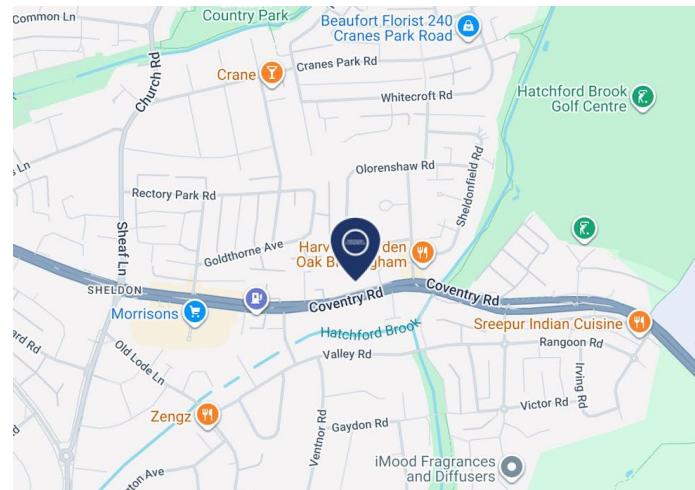
- Self-contained ground floor suite
- 4 car parking spaces
- Good transport links
- Well located for Birmingham International Airport & NEC

**01564 778890
www.shepcom.com**

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Summary

Available Size	688 sq ft / 63.92 sq m
Rent	£12,000 per annum plus VAT
Rates Payable	£5.15 per sq ft
Service Charge	£2,000 per annum plus VAT
Estate Charge	N/A
EPC	B (37)

Description

The office suite is of single storey brick construction, having an insulated domed roof with corrugated plastisol covering.

Internally, suite 2 has a lobby area general office, private office, kitchen and W.C. The suite has a solid floor, suspended ceiling, double glazed window units and being carpeted throughout. Heating is by way of gas fired radiators and the suite has the benefit of air conditioning.

Externally, there is car parking provided and the suite will have the benefit of 4 car parking spaces.

Location

The premises are situated on the Coventry Road, Sheldon approximately 2 miles west of Birmingham International Airport.

The suite is contained within Ardenwell House, a small office complex having its own substantial car parking facility.

All local amenities are within the immediate vicinity including transport services, local shops etc.

Accommodation

The accommodation comprises the following areas:

Name	Floor/Unit	Building Type	Size	Tenure	Rent
Ground	Ground	Office	688 sq ft	To Let	£12,000 /annum

Tenure & Service Charge

The premises are to be offered upon Lease for a minimum of 3 years or multiples thereof.

The premises will be held on an Internal Repairing Lease together with a contribution towards the buildings insurance and subject to an annual service charge of £2,000 per annum plus VAT which will cover the upkeep and maintenance of the building generally, maintenance to the car park and landscaping etc.

Services

We understand that all mains services are connected to the property.

Rating Assessment

As of 1st April 2023 the rateable value of the property is £7,100.00. Interested parties should verify the rates payable with the local authority.

Legal Costs

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

Viewings

Strictly by appointment with the agents.



Charlie Boswell

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