

42A Poplar Road

Solihull, B91 3AB

SHEPHERD
COMMERCIAL



TO LET

739 SQ FT
(68.66 SQ M)

£16,000 PER ANNUM

First and second-floor offices with Poplar Road entrance benefitting from Solihull Town Centre location.

- Significant Travel Links
- Dedicated Reception
- Two Floors
- Meeting Room
- Unisex Toilets
- Rear Parking

01564 778890
www.shepcom.com



Summary

Available Size	739 sq ft / 68.66 sq m
Rent	£16,000 per annum
Service Charge	N/A
Car Parking	Rear Parking (Unenforced)
Estate Charge	N/A
EPC	E

Description

42A Poplar Road, Solihull, West Midlands, B91 3AB, is a Tudor Revival styled mid 20th century building comprised of red-brickwork facades and rendered white-painted panels to contrast timber framing.

The property has been fitted as office accommodation on its first and second floors, with direct access from the pedestrianised High Street and Poplar Road – to the right hand side of the current Howdens Insurance Brokers.

Location

Located at the centre-point of the western parade of Poplar Road, the property benefits from substantial footfall and sits at the mouth of the high street for pedestrians entering via public transport routes including Solihull Train Station.

Some 1.5 miles east of the premises is Junction 5 of the M42 motorway network, and the arterial route of the Warwick Road running adjacent past Poplar Road itself. The A34 located nearby also provides a direct route into the Birmingham City Centre – which in itself is situated 8 miles to the north-west.

Viewings

Strictly by appointment with Shepherd Commercial.

Terms

The premises are to be offered to the leasehold market for a term of 3 years, including a 3 month deposit and based upon a Full Repairing and Insuring Basis.

