

# Unit 1

Birchy Cross, Broad Ln, Tanworth in Arden, B94 5DN

SHEPHERD  
COMMERCIAL



## TO LET

1,770 SQ FT  
(164.44 SQ M)

£25,000 PER ANNUM

Stylish barn conversion office with modern spec, character and great transport links.

- Attractive barn-style offices set around a landscaped central courtyard
- High-specification fit-out with LG3 lighting, CAT 5 data cabling and carpeting
- Character features retained throughout, including exposed timbers
- Double-glazed windows and night-storage heating

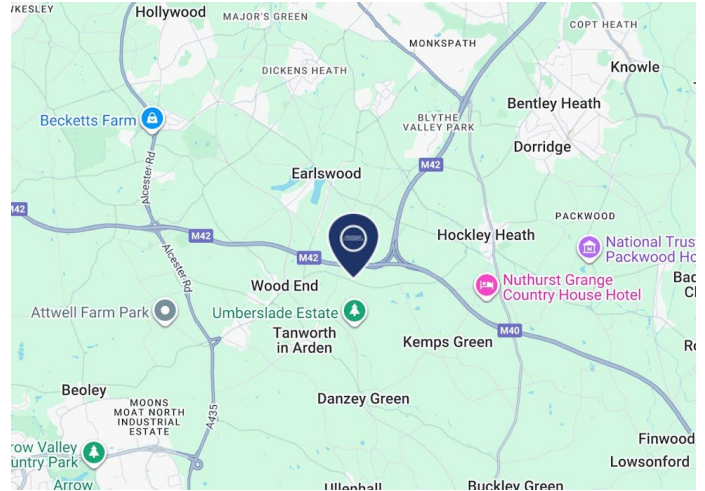
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## Summary

Available Size	1,770 sq ft / 164.44 sq m
Rent	£25,000 per annum
EPC	C (73)

## Description

Unit 1 forms part of a high-quality barn conversion within Birchy Cross Business Centre, arranged around an attractive landscaped courtyard. The office has been finished to a modern specification while retaining its character features, including exposed timbers and original barn detailing. The accommodation benefits from LG3 lighting, CAT 5 network cabling, painted plaster walls, carpeting, double glazing and night-storage heating, creating a comfortable and efficient working environment. The wider development provides shared parking for approximately 23 vehicles, with seven spaces allocated specifically to Unit 1. The conversion has been completed to a high standard throughout, combining rural charm with practical, modern office functionality. The property is well-suited to a range of professional occupiers seeking high-quality workspace in a peaceful yet well-connected location.

## Location

Birchy Cross Business Centre is a high-quality office development created from the refurbishment of traditional agricultural barns. The scheme fronts Broad Lane in Tanworth-in-Arden with excellent access to nearby villages including Tanworth, Hockley Heath and Earlswood. Solihull town centre lies approximately 4 miles to the north.

The location benefits from strong regional connectivity, positioned between the A3400 (Stratford Road) and A435 (Alcester Road), and within 3 miles of Junctions 3 (Portway) and 4 (Monkspath) of the M42 motorway.

## Terms

The premises are offered on a new lease with 3-yearly rent reviews on an effective Full Repairing and Insuring basis, with external repair, decoration and building insurance premium costs recharged to the tenant. A service charge (currently £2,656.44 per annum + VAT for the overall estate) is payable, covering maintenance of the exterior, roofs, gutters, communal grounds, car park, lighting, security and the sewerage treatment plant. The current building insurance premium applicable to Unit 1 is £876.27 +VAT per annum, chargeable on a pro rata basis.

## Services

There is no mains gas. The landlord supplies water (via Severn Trent mains piped around the estate). The property benefits from mains electricity and drainage to a private sewage treatment plant.

## Rateable Value

Rateable Value = £20,250

## VAT

VAT is payable on rent and service charge.

## Viewings

Strictly by appointment only with Shepherd Commercial.



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