

SHEPHERD COMMERCIAL

REAR OF HIGH STREET OFFICE UNIT WITH AMPLE PARKING

TO LET

Rear of 425-433 Stratford Road, Shirley, B90 4AA

shepcom.com

Size – 1,120sqft (104sqm)

01564 778890



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£20,000 + VAT per annum

Key Features

- Ample parking
- 3 Meeting Rooms/Director offices
- Flexible lease terms
- Open plan space

Location

Set behind Skan House on the Stratford Road entrance into Shirley High Street, the unit is situated within the rear building fronting the primary staff car park for Skan House. Close to the Union Road and Stratford Road roundabout, the unit benefits from plentiful local amenities and transport links both rail and bus.

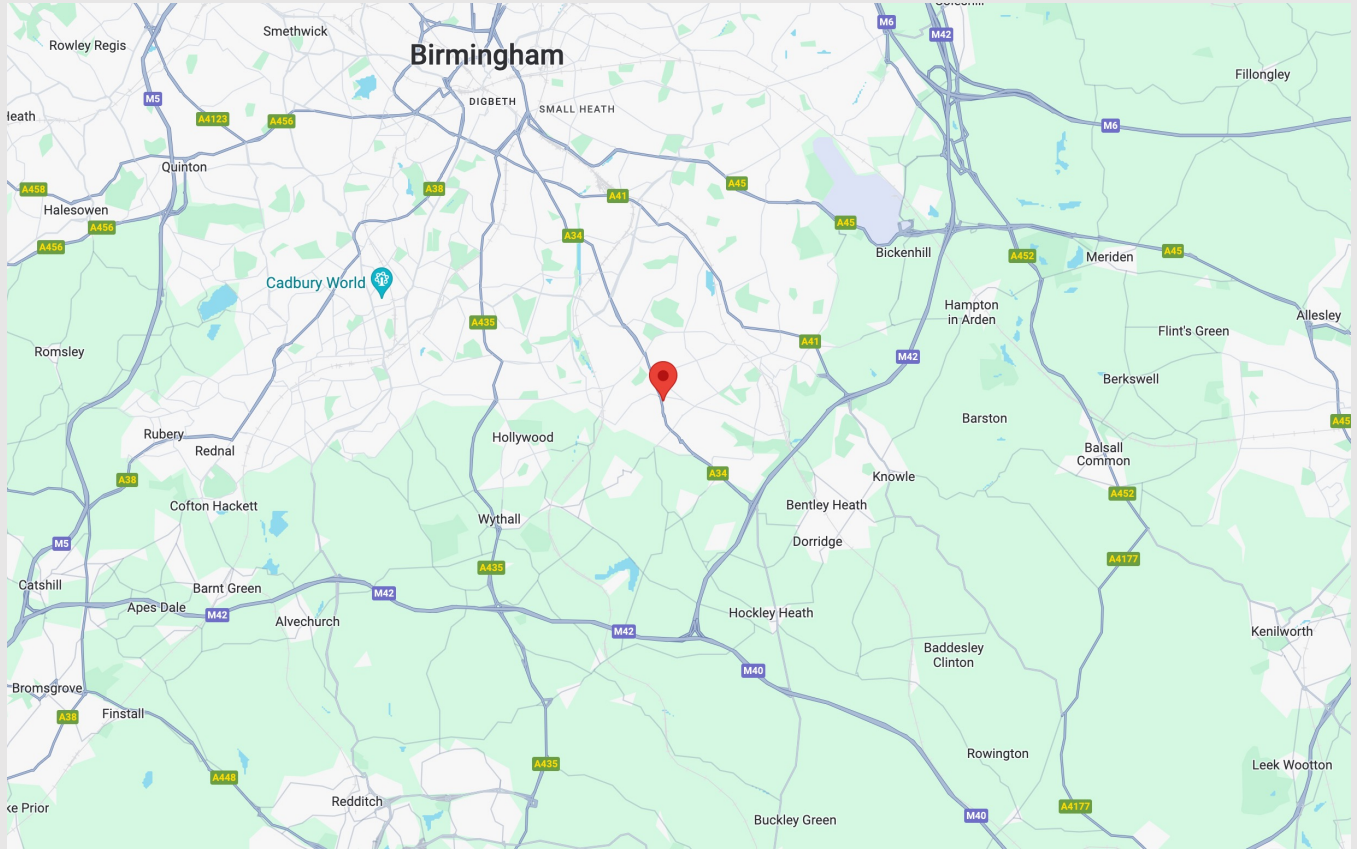
Solihull is 1 mile east of the unit with J4 of the M42 just 2 mile south-east.

Description

The office is comprised of the first floor of the building, with 2 open plan offices, a partitioned meeting room and both storeroom and kitchens. Carpet covering throughout the solid construction first floor and equipped with air-conditioning, the unit benefits from central heating and ring doorbell entrance to the ground floor reception.

The building itself is formed of brick construction along with flat felt roofing and cladded frontage aspects. Two floodlights light the entrance and double glazed windows are fitted throughout.

Map



Tenure

The property is to be marketed to the leasehold open market for the sum of £20,000 + VAT per annum.

The lease is offered in multiples of 3 years and presented on an Internal Repairing and Insuring Basis (IRI lease) with the inclusion of heating.

The ingoing tenant will be responsible for their own personal contents insurance and electricity.

Special Note: On acceptance of any offers a non-returnable deposit of £500 + VAT may be applicable to cover any abortive legal costs should a purchaser/tenant not proceed to completion.

Shepherd Commercial Ltd for themselves and for the vendor(s)/landlord(s) of this property whose agents they are give notice that; (1) these particulars do not constitute any part of a contract or offer and are produced in good faith and set out as a general guide only. (2) Whilst all descriptions, measurements, etc are believed to be correct any intending purchaser(s) or tenant(s) should not rely on them as statements or representation of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. (3) The vendor(s)/landlord(s) does not make or give and neither Shepherd Commercial Ltd nor any person in his employment has an authority to make or give any representation or warranty whatsoever in relation to this property.

Further Photos



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More information

EPC – Available on request

Services – We understand all mains services are connected to the property.

Viewing - Strictly by appointment with the sole agents Shepherd Commercial Ltd

Tel: 01564 778890 / Email: info@shepcom.com

