



## 9-13 Windsor Court, Shirley, Solihull, B90 3NE

9-13 Windsor Court is a 1,300sqft open plan office with rear parking, directors offices and a dedicated server room

### Summary

<b>Tenure</b>	To Let
<b>Available Size</b>	1,300 sq ft / 120.77 sq m
<b>Rent</b>	£21,000 per annum
<b>Service Charge</b>	N/A
<b>Business Rates</b>	Benefits from 100% small business rate relief
<b>EPC Rating</b>	EPC exempt - EPC has been commissioned, will be available in less than 28 days

### Key Points

- 1,300sqft
- Highly Prominent
- First Floor
- 6 Parking Spaces
- Dedicated Server Room
- Meeting Room

## Description

9-13 Windsor Court is a brick-built two-storey manor-styled office block, with rear parking through a gated entrance and Victorian arched window framing throughout. The first-floor office is accessed via the rear entrance and leads up a self-contained stairway unto the open plan floor - with the director's office, meeting room and server room running adjacent. The property is surmounted by pitch-tiled roofing and sits behind a small paved forecourt and greenery at the front entrance.

## Location

Windsor Court is located just off of Stratford Road, opposite the new Solihull Village development and positioned at the corner plot of the roundabout. The property benefits from over 28,000 vehicular movements a day through the arterial route of Stratford Road, as commuters head into Birmingham City Centre and forth to J5 of the M42 - which sits 3 miles southeast. Solihull Town Centre lies 2 miles east and Birmingham City Centre some 5 miles north-west.

## Viewings

Strictly by appointment with Shepherd Commercial

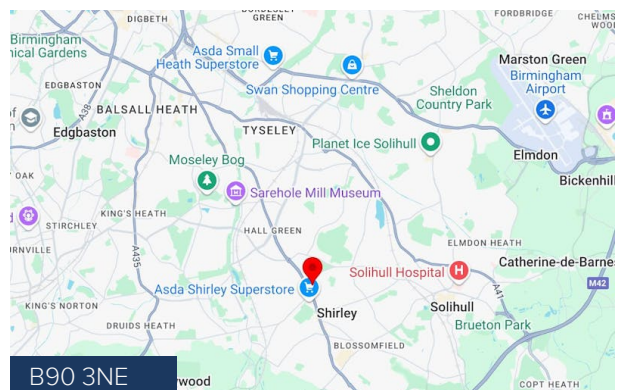
## Terms

The property is to be let on an FRI basis lease for a term of a minimum of three years, along with a three-month deposit as standard.

## Video

- Virtual Tour -

<https://tour.giraffe360.com/674c5f151a814065bf78244958478c62/?lsf=1>



## Viewing & Further Information

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