



## 83-85 Skelcher Road, Shirley, Solihull, B90 2EY

Light Industrial Workshops Let on 'All Inclusive' rentals

### Summary

<b>Tenure</b>	To Let
<b>Available Size</b>	498 to 1,776 sq ft / 46.27 to 165 sq m
<b>Rent</b>	£6,000 - £15,000 per annum Unit D is a rental of £6,000 per annum 'all inclusive' / Unit F & G £15,000 per annum 'all inclusive'
<b>Service Charge</b>	N/A
<b>Business Rates</b>	N/A
<b>EPC Rating</b>	EPC exempt - EPC has been commissioned, will be available in less than 28 days

### Key Points

- Available as a whole or individual units
- Good access to A34 Stratford Road
- Close proximity to Shirley Town Centre
- 24 Hour Access
- Self contained units

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## DESCRIPTION

Single storey workshops of brick construction set within an estate of some 16 similar styled units around a central driveway. Unit D is a lock up storage unit only whilst Units F and G comprise workshop, stores, kitchen and office.

## LOCATION

Located within a residential locality approximately 1/2 a mile distance from Shirley Retail Centre. The A34 Stratford Road provides good access to all parts the City.

## ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Unit D	498	46.27	Available
Ground - Unit F & G	1,278	118.73	Available
<b>Total</b>	<b>1,776</b>	<b>165</b>	

## TENURE

Available on 2 year Tenancy at Will Agreements on an 'all inclusive' rental basis.

## RENT

Unit D - £6,000 per annum 'all inclusive'.

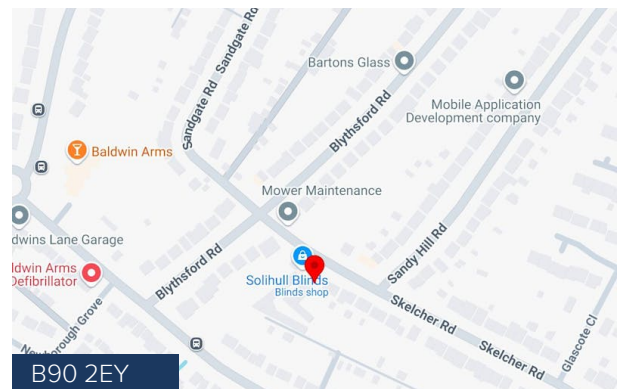
Units F & G - £15,000 per annum 'all inclusive'.

## LEGAL COSTS

Each party to be responsible for their own legal costs incurred in this transaction.

## VIEWING

Strictly by appointment with the Agents, Shepherd Commercial



## Viewing & Further Information

**KAINE ARKINSON**

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