

# Malthouse Barns

Grove Lane, Solihull, B94 6AR

SHEPHERD  
COMMERCIAL



## TO LET

1,872 SQ FT  
(173.91 SQ M)

£10,000 PER ANNUM

Two self-contained, converted office accommodations set within beautiful grounds of secluded Lapworth.

- Ample Car Parking
- Dedicated Entrance
- 200Mbps Wifi
- Scenic Grounds
- Modern Interior
- Dedicated Server Rooms

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## Summary

Available Size	1,872 sq ft / 173.91 sq m
Rent	£10,000 per annum
Service Charge	£1,200 per annum £600 per annum, per unit
Car Parking	Ample
Estate Charge	N/A
EPC	C

## Description

Malt House Barns are two self-contained individual character offices set within picturesque grounds. The accommodations come with central heating, 200Mbps wifi, ample car parking and dedicated server rooms, together with toilets and kitchen facilities in each unit. Internally, the offices are equipped with modern finishings and have been utilised for graphic design and creative agency work over a long lease term previously.

## Location

Located just off Grove Lane, near Dorridge Cricket Club, Malt House Barns benefit from a dedicated entrance into the grounds of the offices, just 2km from Dorridge Railway Station. Local amenities are plentiful, with the area providing boutique retail, charming country pubs and an affluent demographic. Both the M40 and M42 are within close proximity also.

## Specification

The accommodation is available either as a single unit or two individual units in apportions of the below:

The Chicken Shed: 829sqft

The Malthouse: 1,043sqft

## Viewings

Strictly by appointment with Shepherd Commercial.

## Terms

The lease is to be offered on an FRI (Full Repairing and Insuring) Basis for a term of 3 years subject to 3 month deposit. Each unit carries a service charge cost of £600 per annum towards grounds maintenance, insurance and upkeep of the communal area.



