



JOHNSON FELLOWS

CHARTERED SURVEYORS

TO LET
ATTRACTIVE OFFICES (A2 USE) IN HOCKLEY HEATH

**THE OLD SCHOOLHOUSE
2360 STRATFORD ROAD
HOCKLEY HEATH
SOLIHULL
B94 6QT**

- Attractive office building (A2 use)
- Superb location in Hockley Heath
- Excellent car parking available
- 2,166 sq ft NIA
- Suitable for estate agencies, financial services, employment agencies etc



For more information, contact: charles.warrack@johnsonfellows.co.uk
harry.stevens@johnsonfellows.co.uk

Tel: 0121 234 0457 / 07977 512 965
Tel: 0121 234 0431 / 07557 156 937

Tel: 0121 643 9337 Fax: 0121 643 6407

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LOCATION

Situated in the centre of the popular and affluent Hockley Heath, the building is well positioned at the junction of School Road and Stratford Road (A3400).

The property is approximately 2.5 miles due south of Junction 4 of the M42, and 1.5 miles north of Junction 16 of the M40. From the two motorways, direct access can be provided to Solihull town centre, Birmingham city centre, Leamington Spa, Warwick and Stratford upon Avon.

DESCRIPTION

The property comprises an attractive building, which is single storey, having brick elevations underneath a pitch tiled roof. Externally, there is a good amount of parking for approximately 12 cars.

Internally, the premises comprise a range of office rooms, with a main office / showroom. The specification includes carpeted floors, some floor boxes, ceiling mounted lighting, and comfort cooling in part. The property is heated via wall mounted radiators via a gas fired wet system. The main showroom area has a high ceiling with spotlights. The property has UPVC double glazing. All mains services are understood to be connected.

The facilities include WCs (including a disabled WC) and a kitchen.

ACCOMMODATION

The accommodation has been measured on a net internal area basis and comprises 2,166 sq ft, or thereabouts.

There are approximately 12 on site car parking spaces.

Please note that every effort has been made to ensure that the above floor areas are accurate. They have been measured in accordance with the RICS code of measuring practice. Fittings may have restricted measurement at the time of inspection and, therefore, interested parties should verify these for themselves.

LEASE TERMS

The accommodation is available to let on full repairing and insuring terms, by either an assignment of the existing lease or a sublease. The passing rent is £60,000 per annum exclusive. The current lease expires 14 March 2022.

It might be possible for a longer lease to be entered into, subject to a surrender of the existing lease being agreed.

BUSINESS RATES

Occupiers will be responsible for paying Business Rates direct to the local authority. The current Rateable Value is £19,250, therefore, rates payable for the year 2019 / 2020 will be in the region of £9,500.



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ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate will be supplied.

LEGAL COSTS

Each party will be responsible for its own legal costs.

VIEWING

All viewings by prior appointment with this office:

CONTACT

Charles Warrack

Email: charles.warrack@johnsonfellows.co.uk

Tel: 0121 234 0457

Mobile: 07977 512965

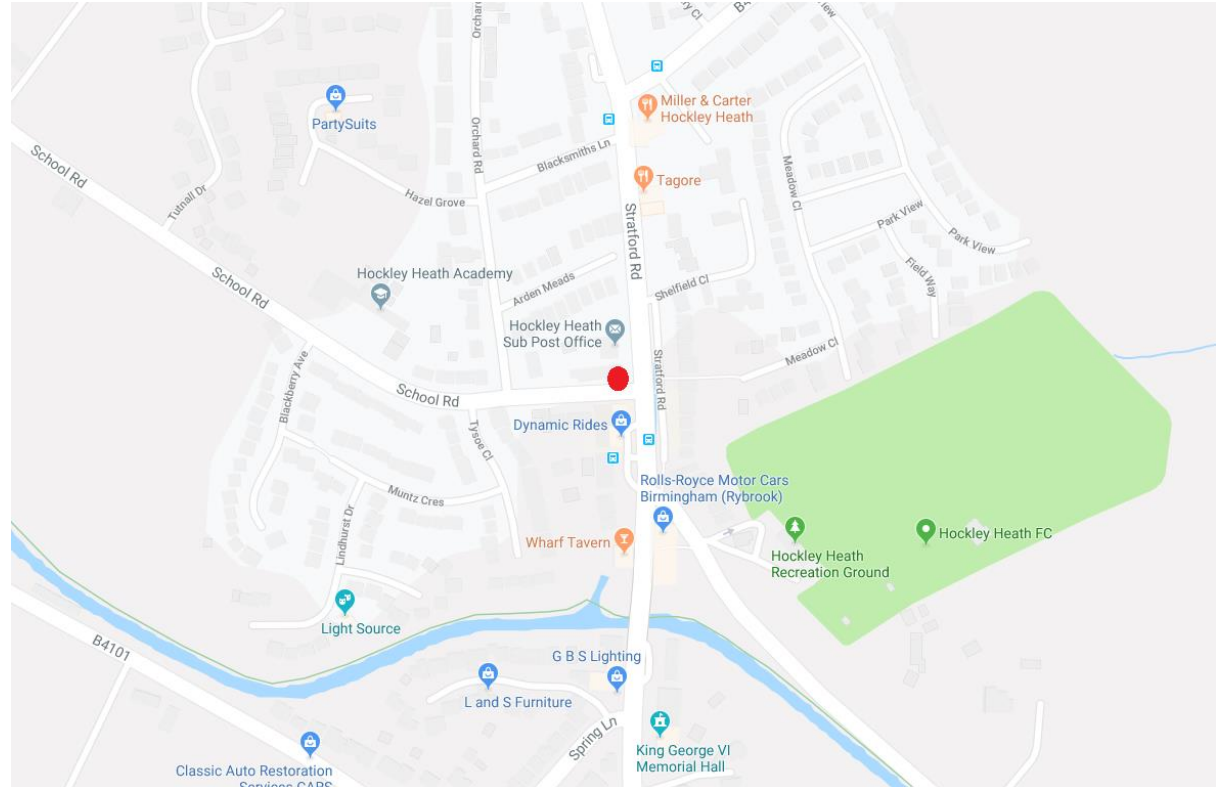
Harry Stevens

Email: harry.stevens@johnsonfellows.co.uk

Tel: 0121 234 0431

Mobile: 07557 156937

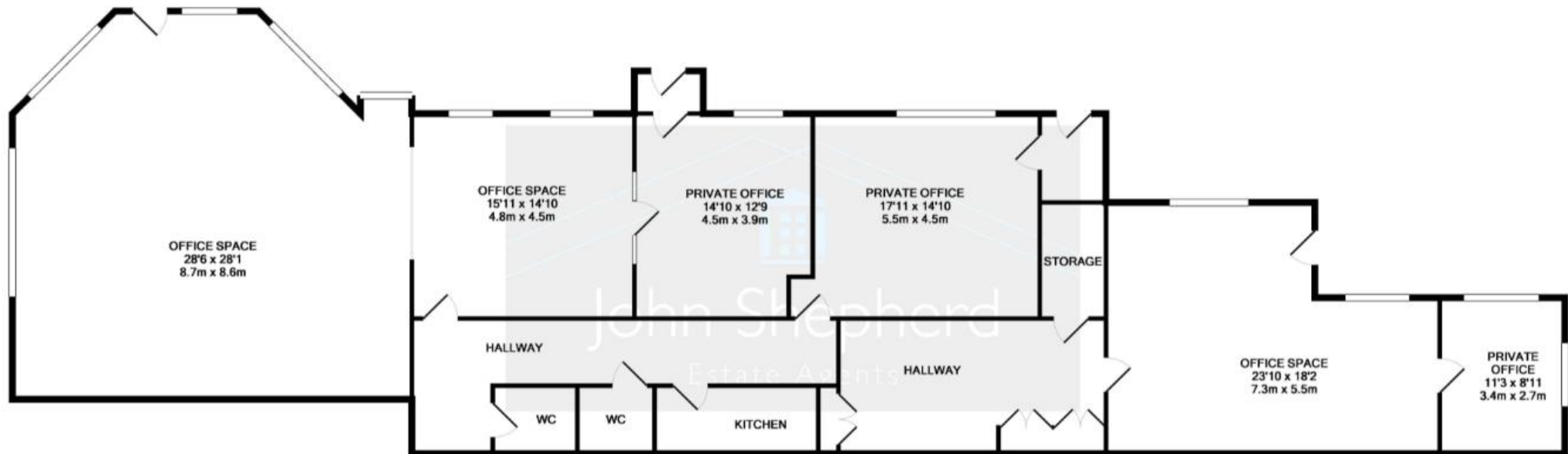
SUBJECT TO CONTRACT





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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



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