

TOWN CENTRE OFFICE TO LET

SOLIHULL 43 DOMINION COURT B91 3RT

This ground floor suite in 43 Dominion Court has been refurbished to a high standard:

- Ready for immediate occupation (furniture available by separate negotiation)
- Comfort Cooling
- LED Lighting
- Fully accessible raised floors
- Viewing highly recommended
- 5 car parking spaces

LOCATION

Dominion Court is situated in the centre of Solihull.

Touchwood Shopping Centre and Solihull Railway Station are situated within a 2 minute walk.

The property is circa 1.5 miles from Junction 5 of the M42 Motorway, 7.5 miles from Birmingham city centre. Birmingham International Airport is about 6.5 miles away.

DESCRIPTION

Dominion Court comprises an attractive terrace of self contained office accommodation of a traditional style, with facing brick elevations.

Allocated car parking is available on site to the front of the building and to the rear on the upper deck of the two storey car park.

ACCOMMODATION

Ground Floor 149 sq m 1,601 sq ft

TERMS

Available by way of an assignment of the existing lease where the expiry is 9 May 2024, and the passing rent is £39,224.50 plus VAT. Terms for a sub-letting will also be considered. All negotiations are subject to contract.

SERVICE CHARGE

The Landlord levies an Estate Service Charge to cover the maintenance of the common areas of the development.

EPC

The EPC rating is C - 67.



BUSINESS RATES

The ingoing tenant will be responsible for paying the Business Rates levied.

LEGAL COSTS

Each party will be responsible for its own legal costs incurred in the transaction.

VALUE ADDED TAX

VAT will be payable on the rent and service charge.

VIEWING

All viewings by prior appointment with this office:

CONTACT

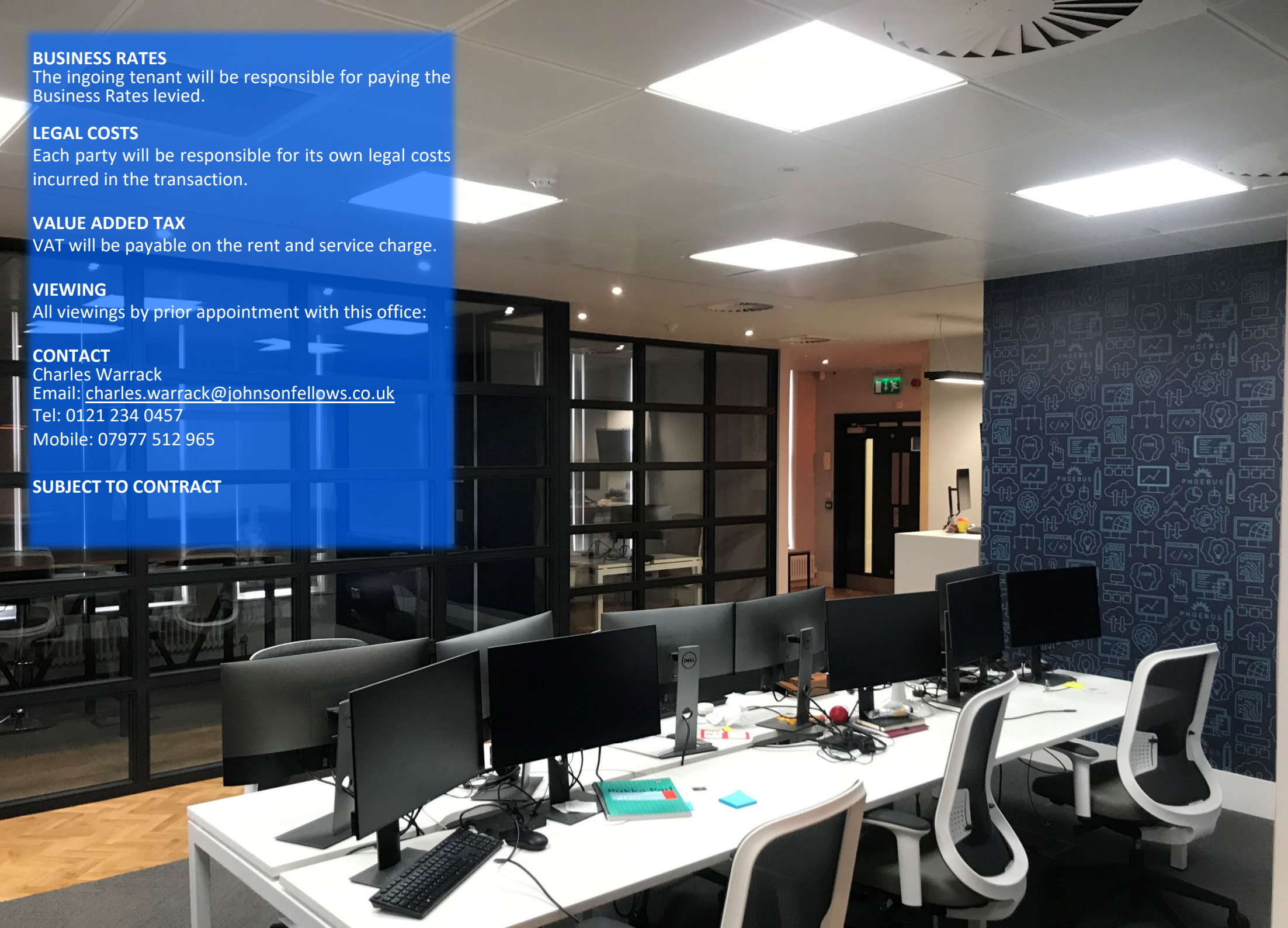
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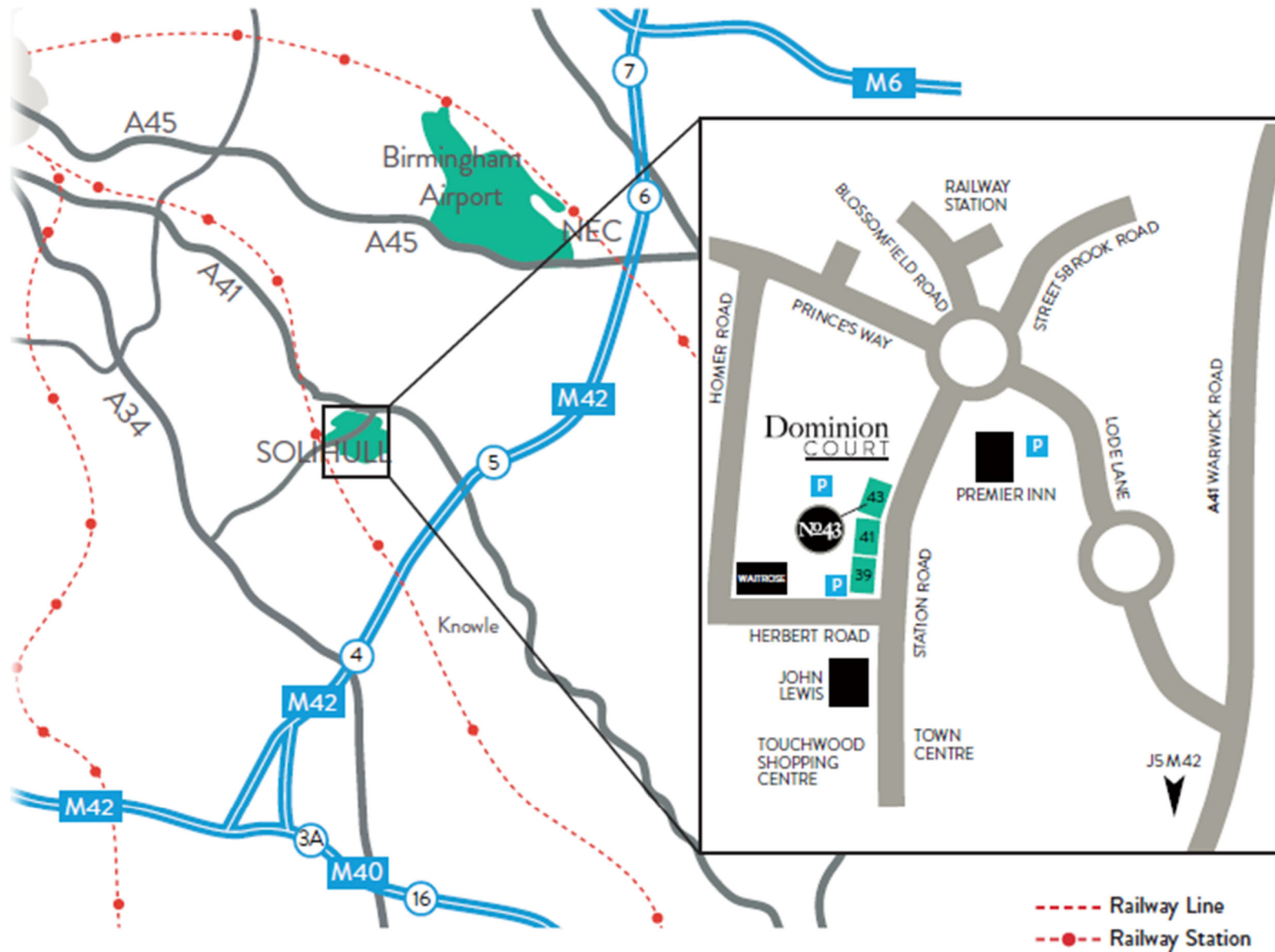
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SUBJECT TO CONTRACT







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