

**5&6 Century Park
Starley Way
Solihull
B37 7HF**

- Unit 5 – 2,030 sq ft
- Unit 6 – 2,030 sq ft
- B1 Light Industrial Units
- Roller shutter door access
- 8 Allocated car parking spaces per unit, plus 5 shared disabled parking spaces.



J**F****TO LET****LOCATION**

The estate is located at the far end of Starley Way which runs off Bickenhill Lane in Solihull.

The estate is located in close proximity to the Birmingham Airport and the National Exhibition Centre and can be accessed of the A45 Coventry Road.

The estate is located to the north east of Solihull town centre.

DESCRIPTION

Each unit is a single storey rick built partly clad light industrial unit with roller shutter access of a shared yard on a gated small light industrial estate.

ACCOMMODATION

The units offer B1 Light Industrial space and extend to:

Unit 5 2,030 sq ft (188.6 sq m)

Unit 6 2,030 sq ft (188.6 sq m)

QUOTING TERMS

The units are available separately or combined or by way of a full repairing lease for a minimum term of 3 years at a quoting rent of £24,360 per annum. This paid quarterly in advance and is exclusive of VAT.

BUSINESS RATES

The occupying tenant is responsible for payment of the uniform business rates in relation to these units and the current rateable values are as follows:-

Unit 5 £14,000

Unit 6 £16,500

Any interested parties should make their own enquiries with Solihull Council/The Valuation Office in connection with any rating matters relating to these units.

SERVICE CHARGE

An annual service charge is payable by the tenant to cover up keep of the estate and security provisions on the estate, such as gates and CCTV systems and the current annual service charge equates to 46p in the £ which produces an annual service charge for each unit of £933.80 in the current year.

J**F****TO LET****ENERGY PERFORMANCE CERTIFICATE (EPC)**

Both units currently have a valid EPC assessment and unit 5 has an assessment/rating of C71 and unit 6 has a rating of D94.

VAT

VAT is payable upon all rents and service charge in relation to these units.

VIEWING

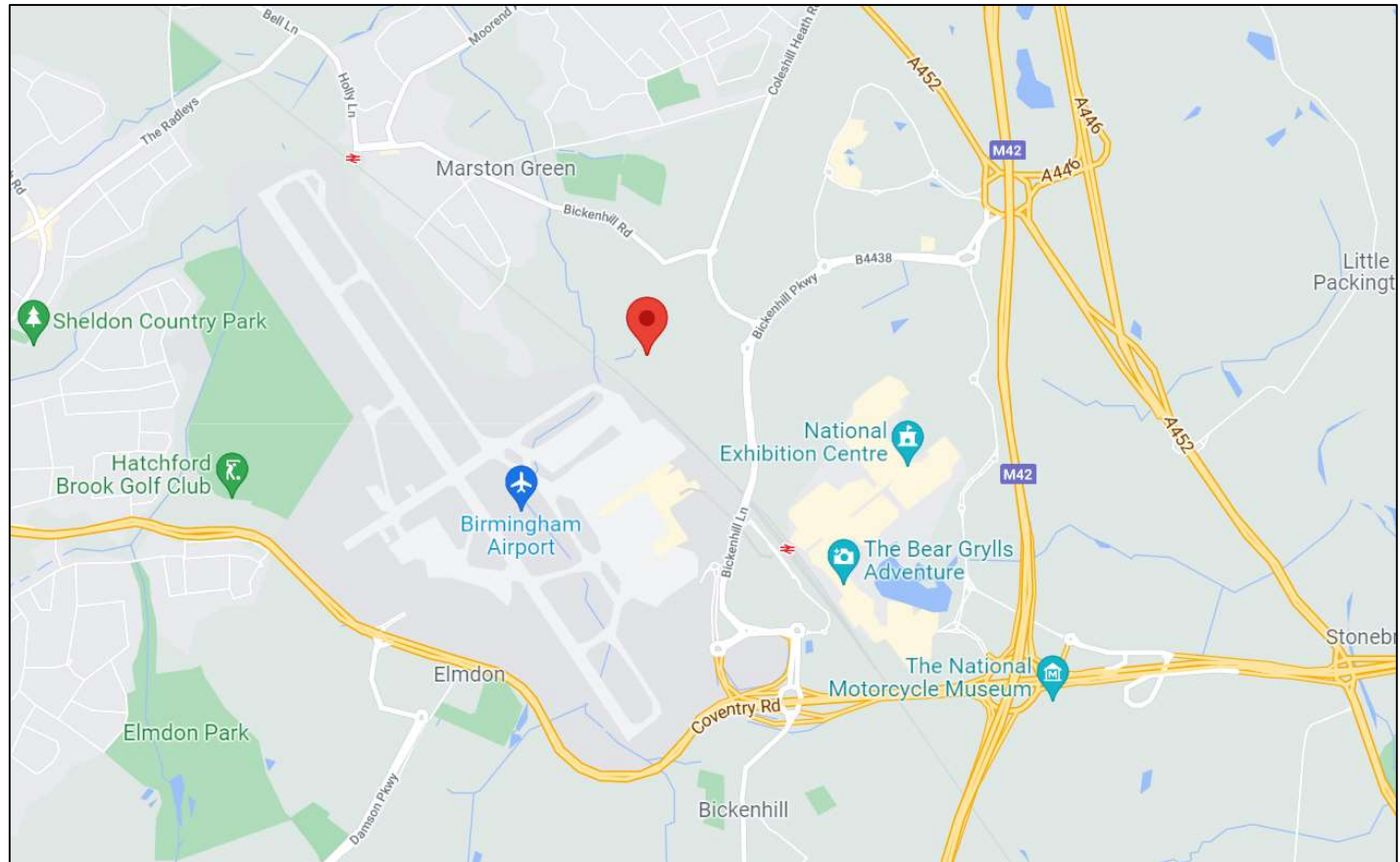
All viewings by prior appointment through this office.

CONTACT

Mark Fitzpatrick

Email: mark.fitzpatrick@johnsonfellows.co.uk

Telephone: 0121 234 0432/07305 334 286



J**F****TO LET**

Misrepresentation ACT 1967 NOTICE - Johnson Fellows themselves and for the vendors or lessors of the property whose agents they are, give notice that 1. These particulars do not constitute any part of any offer or contract. 2. All statements contained in these particulars as to this property are made without responsibility on the part of Johnson Fellows, their joint agents or the vendors or lessors. 3. None of the statements contained in these particulars as to this property are to be relied on as statements or representation of fact. 4. Any intended purchaser or lessors must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 5. The vendors or lessors do not make or give and neither Johnson Fellows nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

Tel: 0121 643 9337 Fax: 0121 643 6407

johnsonfellows.com