



# OFFICES TO LET

## SOLIHULL TOWN CENTRE

420 to 1,130 sq ft  
(39.02 to 104.98 sq m)

- Newly refurbished
- Prominent town centre location
- Many local services
- Variety of office sizes
- 24/7 access
- Intercom system
- Excellent transport links

**NORTHAMPTON HOUSE  
POPLAR ROAD  
SOLIHULL  
B91 3AP**

## LOCATION

Northampton House is conveniently situated at the junction of High Street, Poplar Road and Station Road in Solihull town centre.

The property has an unrivalled position opposite Touchwood shopping centre and John Lewis and close to the prime retail pitch. There are bus stops on Poplar Road and Station Road. Solihull railway station is within five minutes walk and provides direct train services to Birmingham city centre and London.

The 569 space Marks and Spencer car park adjoins the property.

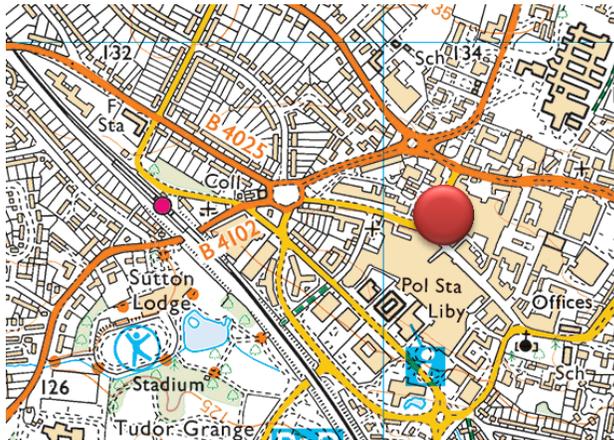


## ACCOMMODATION

The available accommodation is located on the second floor of the building.

Area	Sq M	Sq Ft
Suite 5	65.96	710
Suite 6	17.65	190
Suite 7	21.37	230
<b>Total (NIA)</b>	<b>104.98</b>	<b>1,130</b>

The areas quoted are approximate net internal areas. Suites 6 and 7 are interconnecting.



## DESCRIPTION

Northampton House has a variety of office suites over first and second floor levels, predominantly occupied by professional services companies. There is 24/7 access via a dedicated entrance off Poplar Road, one of the principle roads in Solihull town centre.

The common parts and available office accommodation have been refurbished and is suitable for businesses looking for a prominent and accessible town centre position. The tenant is able to display street level signage at the entrance to the offices.

## LEASE TERMS

The suites are available by way of new leases for a term of three or five years at the following rent levels;

Suite 5: £10,500 per annum

Suite 6&7: £6,300 per annum

Combined: £16,800 per annum

Each party will be responsible for their legal costs associated with the transaction.

### SERVICES

There is a building service charge for the property which includes the maintenance and cleaning of the common parts.

We also understand that the service charge includes the heating of the building and is approximately £6.35 per sq ft per annum.

### EPC

The property is assessed for energy performance in band D (82).



### VIEWINGS AND FURTHER INFORMATION

Viewings are strictly by prior appointment with the agents:

**Contact: Peter Fowles**

**Tel No: 0121 703 3538**

**Email: [peter.fowles@sw.co.uk](mailto:peter.fowles@sw.co.uk)**

**Contact: Beverley Stamps**

**Tel No: 0121 703 3538**

**Email: [beverley.stamps@sw.co.uk](mailto:beverley.stamps@sw.co.uk)**

**Aug 2017**

**Or, our joint agent Derby Keye on 0121 647 3541**

### BUSINESS RATES

The office suites are currently assessed for business rates in the 2017 List as follows;

Suite 6 & 7: £3,750 Rateable Value

Suite 5: £5,300 Rateable Value

The Uniform Business rate multiplier for the year 2017/2018 is 46.6 pence in the pound. Small Business Rate relief may apply and we recommend you contact Solihull Council to verify liability.



**Sanderson Weatherall LLP**

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