

Old Station Road

Hampton-in-Arden, Solihull, B92 0HA

SHEPHERD
COMMERCIAL



TO LET

998 SQ FT
(92.72 SQ M)

£24,000 PER ANNUM

A self-contained detached office building in close proximity to Hampton-in-Arden Train Station.

- Detached Building
- Six Car Parking Spaces
- Air Conditioning
- 998sqft
- Five Year Term
- Available Immediately

01564 778890
www.shepcom.com



Summary

Available Size	998 sq ft / 92.72 sq m
Rent	£24,000 per annum
EPC	D

Description

The property comprises a detached and characterful period office building extending to approximately 997.6 sq ft (92.7 sq m) arranged over ground floor level. The building is of traditional brick construction beneath a pitched slate roof and retains a number of original features including sash windows and period detailing. Internally, the accommodation provides a series of well-presented cellular office suites together with kitchen and welfare facilities, having been fully decorated and carpeted throughout. Externally, the property benefits from landscaped surroundings together with on-site car parking for approximately six vehicles.

Location

The property is situated within the well-regarded village of Hampton-in-Arden, occupying a prominent position on Old Station Road within the established Station Court office development. Hampton-in-Arden benefits from excellent regional connectivity, with the railway station located within walking distance providing direct services to Birmingham, Coventry and London Euston.

Junction 6 of the M42 motorway lies approximately 3 miles to the north, whilst Birmingham Airport, the NEC and wider motorway network are all readily accessible. The surrounding area provides an attractive blend of village character and commercial accessibility, making the property well suited to professional occupiers and owner occupiers alike.

Viewings

Strictly by appointment with Shepherd Commercial

Terms

The property is to be offered to the open leasehold market for a sum of £24,000 per annum upon a minimum term of 5 years.



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