



TO LET

OFFICE SUITES
SOLIHULL TOWN CENTRE
710 sq ft
(65.96 sq m)

- Refurbished accommodation.
- Prominent town centre location.
- 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 and John Lewis and close to the prime retail pitch. There are bus stops along Poplar Road and Station Road with Solihull railway station within a five minute walk.

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 - NOW LET	17.65	190
Suite 7 - NOW LET	21.37	230
Total (NIA)	104.98	1,130

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 level, 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 by the entrance to the offices.

LEASE TERMS

The suite is 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

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: James Carver

Tel No: 0121 269 0022

Email: james.carver@sw.co.uk

**Or our joint agent Shepherd Commercial on
01564 778890**

BUSINESS RATES

The office suite is currently assessed for business rates purposes as follows;

Suite 5: £6,300 Rateable Value

The Uniform Business rate multiplier for the year 2016/2016 is 49.7 pence in the pound. Small business rate relief may apply and we recommend you contact the local billing office to verify liability.



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