



THE COURTYARD

707 WARWICK ROAD SOLIHULL B91 3DA



Offices To Let

459 - 3,829 sq ft

Prime location opposite Mell Square Shopping Centre

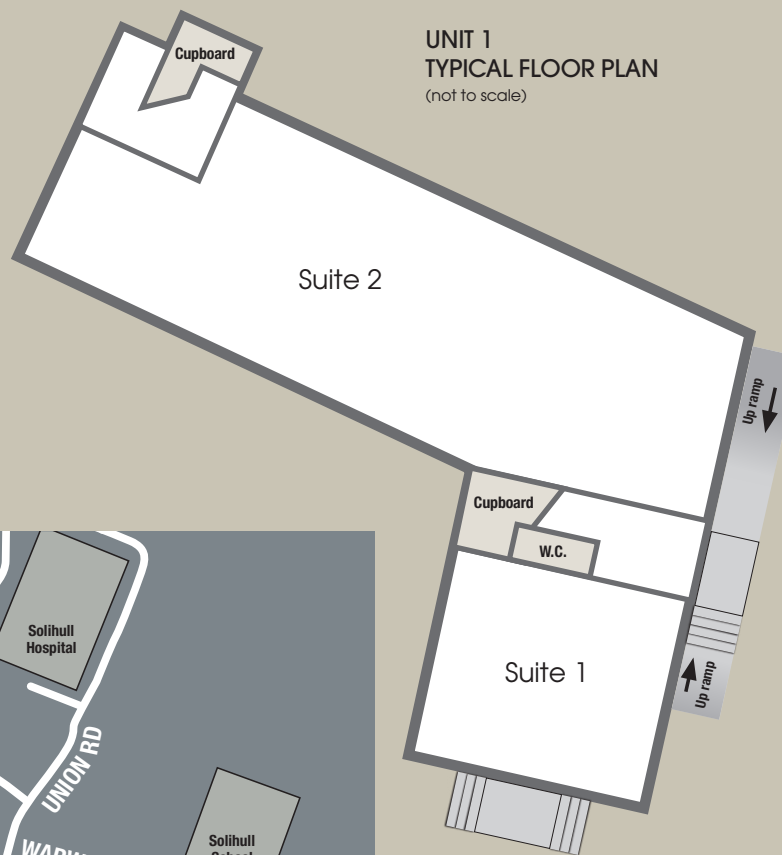
No 1 The Courtyard is a modern three storey office building. The specification includes:

- Open plan offices
- Suspended ceilings with metal ceiling tiles
- Carpeted floors incorporating floor boxes
- Ceiling mounted comfort cooling
- LG7 lighting
- Perimeter heating
- On site car parking

Ground Floor Suite 1	459 sq ft
Ground Floor Suite 2	1,483 sq ft
First Floor Suite 2	1,428 sq ft
Second Floor Suite 1	459 sq ft
Total	3,829 sq ft



UNIT 1
TYPICAL FLOOR PLAN
(not to scale)



Lease Terms

The accommodation is offered by way of a new effectively full repairing and insuring lease direct from the landlord.

Rent

Upon application.

Service Charge

A service charge is levied for upkeep of the common areas.

EPC

The building has an energy performance rating of D(78).

Business rates

The Incoming tenant will be responsible for the payment of Business Rates direct to the Local Authority.

VAT

VAT will be payable on the rent and service charge.

Viewing

Strictly by appointment with the joint agents.



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