www.siddalljones.com



16a Station Road, Knowle, Solihull, B93 OHT



TO LET

Self-Contained First Floor Duplex Office Suite Net Internal Area: 1,134 ft2 (105.35 m2)

info@siddalljones.com

T: 0121 638 0500



Location

The premises occupy a prominent position fronting Station Road (B4101) in Knowle Village Centre.

The property is located approximately 3 miles South West of Solihull Town Centre and is also near to Junction 5 of the M42 Motorway giving excellent access to Birmingham International Airport, the NEC, Warwick (some 6 miles to the South East) and 1.3 miles from Dorridge Station.

Description

The property is located to the first floor of The Electric Bike shop with pedestrian access via a walkway from Station Road.

The space provides well-appointed office accommodation and briefly comprises of two cellular offices and WC / Kitchen facilities on the first floor with two additional offices to the second floor.

Accommodation

Total (NIA) - 1,134 ft2 (105.35 M2) approximately.

Rental / Terms

The property is available on a new lease with length to be agreed at $\pounds 27,000$ per annum on an all-inclusive basis.

This figure includes rent, building insurance and all associated utility bills.

VAT

All prices quoted are exclusive of VAT which we understand is payable.

Rateable Value

RV - £10,000

We understand that the property will benefit from small business rates exemption.





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Planning Use

We understand that the property currently has planning permission granted under B1(a) Offices.

Legal Costs

Each party are to be responsible for their own legal costs incurred during the transaction.

Energy Performance Certificate (EPC)

Available upon request from the agent.

Services

We have been advised that all mains services are connected on site.

Availability

The property is available to let immediately upon completion of legal formalities.

Viewings / Further Information

Strictly via the sole agents Siddall Jones on 0121 638 0500



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.