

16a Station Road, Knowle, Solihull, B93 0HT



**TO LET**

Self-Contained First Floor Duplex Office Suite

Net Internal Area: 1,134 ft<sup>2</sup> (105.35 m<sup>2</sup>)

### 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 ft<sup>2</sup> (105.35 M<sup>2</sup>) approximately.**

### Rental / Terms

The property is available on a new lease with length to be agreed at £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.

### 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**

