

Lyndons Farm, Poolhead Lane, Earlswood, B94 5ES



**TO LET**

Self-Contained Office Space with Car Parking

GIA: 1,650 ft<sup>2</sup> (153.29 m<sup>2</sup>) approx.

### Location

The property is situated on Poolhead Lane in the Earlswood area of Solihull.

Communication links are excellent being located only 2.5 miles from J3 of the M42 and only 5 miles from Solihull City Centre.

### Description

The property comprises a detached office premises of traditional masonry construction with a pitched tiled roof over.

Internally the space provides modern office space which is predominantly open plan with the benefit of meeting / board room.

Benefits include dual aspect windows, roller shutter security doors, carpet covered flooring, electric heating, LED strip lighting, WC, and kitchen facilities.

Externally the property benefits from forecourt parking for approximately 12 vehicles.

### Accommodation

**Total (NIA) 1,650 ft<sup>2</sup> (153.29 m<sup>2</sup>) Approximately.**

### Rental / Terms

The property is available to let on a new lease, with length to be agreed, at a quoting rental of £18,000 per annum (exclusive).

### VAT

All prices quoted are exclusive of VAT, which may be payable.

### Legal Costs

The tenant is responsible for the landlord's reasonable legal costs upon terms being agreed.

### Services

The property has the benefit of electricity and drainage.

The agent has not tested the suitability of the connections and recommends that all interested parties carry out their own investigations as to their suitability.

### Energy Performance Certificate

B (39)

### Rateable Value

We understand that the premises benefit from small business rates exemption, subject to tenant qualification.

All interested parties are recommended to satisfy themselves in this regard.

### Planning Use

We understand that the property has planning under Use Class E (g).

However, we do advise all interested parties to make their own enquiries with the local planning department.

### Availability

The property is available immediately, subject to the completion of legal formalities.

### Viewings

Strictly via the sole letting agent Siddall Jones on:  
**0121 638 0500**

