



**AVISON
YOUNG**

TO LET

- **Office** to let in **Solihull**
- **2,595 sq ft** (IPMS3)
- **Ground floor** suite
- **1.5 miles** from the **M42**
- **10 parking** spaces

12 The Pavilions, Cranmore Drive, Solihull, B90 4SB

Ground floor office to let



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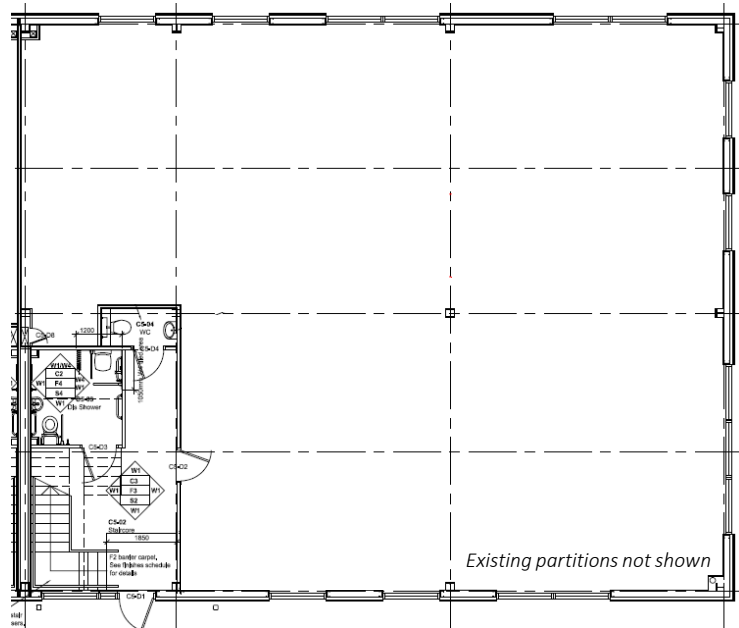
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Description

12 The Pavilions offers a ground floor office suite benefitting from existing fit out and partitioning.

The suite currently provides an open plan office accommodating 12 desks, a large meeting room accessible from a dedicated reception, a private office and a kitchen. The specification includes a suspended ceiling incorporating LED lighting, air conditioning and carpeted raised access floors.

The occupier will also benefit from 10 parking spaces at no additional cost.



Suite	Size sq ft (IPMS3)	Size sq m (IPMS3)
Ground Floor	2,595	236

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Rent

£44,115 per annum / £17 per square foot.

Service Charge

£23,047.33 per annum / £8.88 per square foot (inclusive of water & electricity)

This is an indicative charge based on the landlord's projected expenditure for the year commencing 2023. The tenant will be invoiced quarterly for a 50% contribution towards the actual expenditures incurred by the landlord in relation to the maintenance and operation of the building.

Business Rates

We understand that the current rateable value is £15,490 / £6.94 per square foot.

Interested parties should make their own inquiries with the local authority.

Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

Use Class

The property currently benefits from E use.

EPC

TBC

VAT

VAT if applicable will be charged at the standard rate.



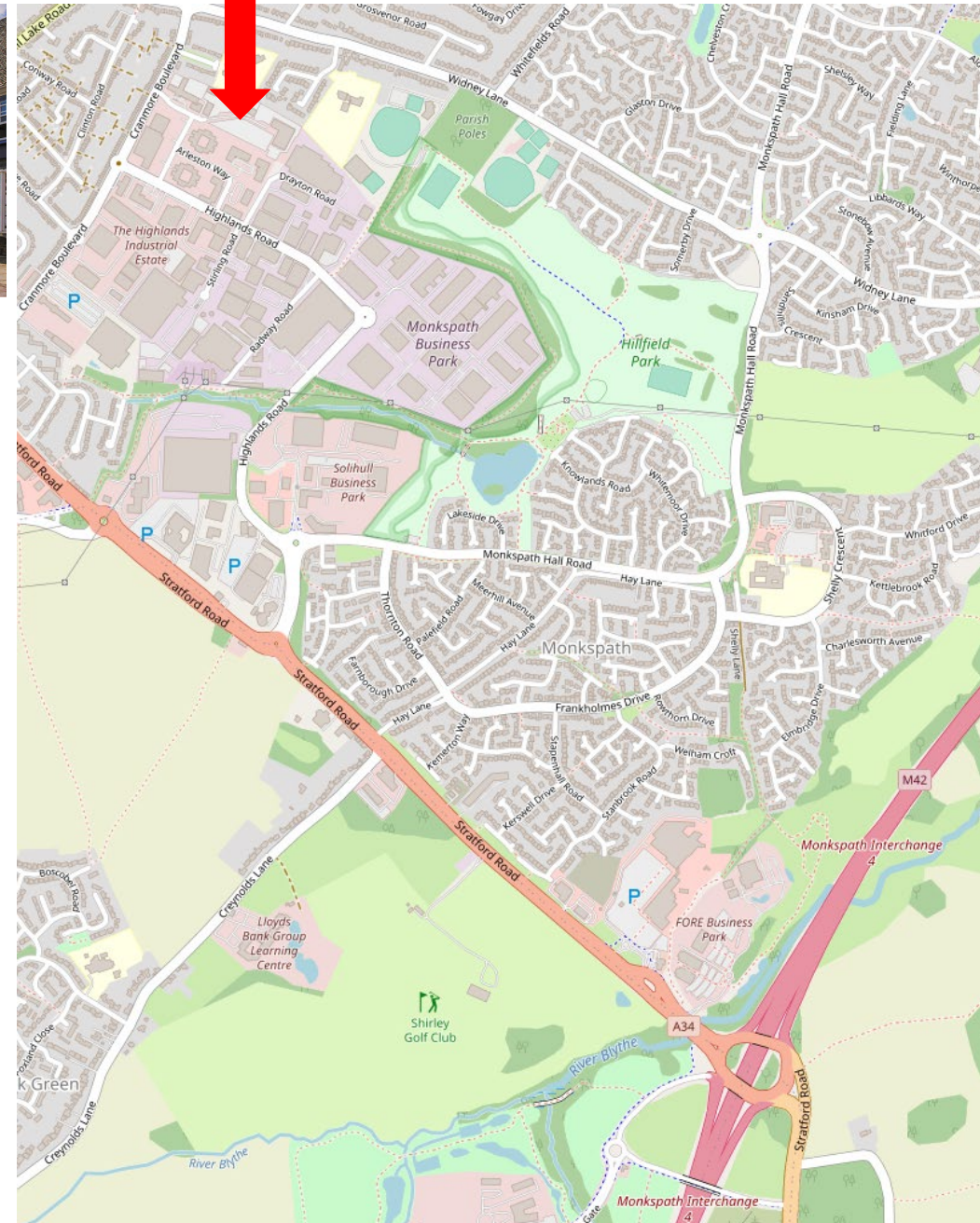
Location

The premises are located on the ground floor of 12 The Pavilions, Cranmore Drive, 1.3 miles to the south-west of Solihull town centre and 1.5 miles to north-west of junction 4 of the M42. The Stratford Road, which provides a direct route to Birmingham City Centre, is 0.6 miles to the south-west.

A variety of amenities are available within 10 minutes walk. Sears Retail Park, which offers a wealth of shops and supermarkets, is 0.4 miles to the west, and the attractive Hillfield Nature Reserve just 0.3 miles to the east.

Solihull Train Station is situated 1.2 miles to the north-east, Widney Manor Train Station is 1.3 miles to the east, and Shirley Train Station is 1.7 miles to the west.

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To find out more, scan the QR code

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2. Identification and verification of ultimate beneficial owners.
3. Satisfactory proof of the source of funds for the Buyers / funders / lessee.

