

OFFICE | TO LET



THE LAURELS, 1637 HIGH STREET, KNOWLE, SOLIHULL, B93 0LL

1,590 SQ FT (147.72 SQ M)

SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

Self-Contained Office Building located on
Knowle High Street

- Quoting Rental £28,500 PA
 - 6 Car Parking Spaces
 - Prominent Location
 - Close to Junction 5, M42
 - Nearby to Solihull Town Centre
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DESCRIPTION

The property comprises of an attractive, grade II listed office building set on prominently on the corner of High Street and Hampton Road, in the popular village of Knowle.

The premises provides pedestrian access from the High Street and provides predominantly cellular office space at ground, first and loft levels.

The office accommodation benefits from excellent natural light, kitchen, WC facilities and gas-fired central heating.

Six associated car parking spaces are allocated to the rear of the building, which can be easily accessed from Hampton Road.



LOCATION

/// ///AIMS.CHARGE.ENJOYABLE

The premises are centrally located within the heart of Knowle High Street, close to all amenities such as shops, restaurants, schooling and transport.

Knowle lies some 3 miles south east of Solihull Town Centre and 10 miles from Birmingham city centre. Access to the national motorway network is provided at Junction 5 of M42 Motorway which is some 1 mile distant.

Within easy reach are Birmingham International Airport, the NEC, and Birmingham International Railway.



SERVICES

The property benefits from all mains services connected on, or adjacent to the subject premises.

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.

ANTI-MONEY LAUNDERING

The successful applicant will be required to provide two forms of ID, source and proof of funding to satisfy AML protocols.

RATEABLE VALUE

£17,250

VAT

To be confirmed

LEGAL FEES

Each party to bear their own costs

LEASE

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

RENT

£28,500 per annum

ANTI MONEY LAUNDERING

The successful applicant will be required to provide two forms of ID and proof/source of funds, to satisfy anti-money laundering protocols.

VIEWINGS

Viewings are strictly via the letting agent Siddall Jones.

CONTACT



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