

The Olde House, Station Road, Knowle, Solihull, B93 0HT



TO LET

Character Office Building

Net Internal Area: 3,170 ft² (294.50 m²)

Location

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

The property is located some 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 Olde House is a Grade II listed character building offering spacious accommodation with an abundance of characterful features.

The space is well-presented throughout and comprises of reception, glazed meeting rooms, double height open plan meeting room, kitchen, WC, stores on the ground floor with additional cellular office space to the first-floor levels.

Externally the property benefits from a large rear loading bay suitable for car parking plus a designated additional car parking space adjacent.

Accommodation

Total (NIA) - 3,170 ft² (294.50 M²) approximately.

Rental / Terms

The property is available on a new lease with length to be agreed at £50,000 per annum exclusive.

VAT

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

Rateable Value

RV - £20,000

Rates Payable - £9,600 approx. per annum

We understand that Rates Relief is available.

Planning Use

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

The property may be suitable for alternative uses subject to obtaining the necessary planning consent.

All prospective parties are advised to make their own enquiries with the local planning authority.

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 from 1st June 2021.

Viewings / Further Information

Strictly via the sole agents Siddall Jones on **0121 638 0500**

