

Suite 1, Colman House, Station Road, Knowle, Solihull, B93 0HL



**TO LET**

First Floor Office Suite

Net Internal Area: 764 ft<sup>2</sup> (70.98 m<sup>2</sup>)

### Location

The premises occupies a prominent position fronting Station Road (B4101) close to the High Street in Knowle, Solihull.

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 and Warwick (some 8 miles to the South East).

### Description

Colman House comprises of retail to the ground floor with two floors of offices above together with refurbished communal WC and kitchen facilities.

The first-floor office comprises carpet flooring, suspended ceiling with CAT II inset lighting, perimeter trunking double-glazed window units.

The property can be accessed either via the front door or from the dedicated car park to the rear of the property.

The suite benefits from four car parking spaces.

### Accommodation

**Total (NIA) - 764 ft<sup>2</sup> (70.98 m<sup>2</sup>) approximately.**

### Terms

The office is available on a new lease, with length to be agreed, at £9,250 per annum.

### VAT

We understand that VAT is chargeable on all outgoing.

### Service Charge

A service charge is levied against the communal areas of the building.

Service charge accounts are available on request.

### Business Rates

We understand that the suite will qualify for Small Business Rates Relief, subject to formal confirmation with Solihull Council.

### Planning Use

We have been verbally advised that the property can be used under use class B1(a) Offices.

The property may be suitable for alternative uses subject to obtaining the necessary planning consent and we would recommend that all interested parties contact the local planning authority.

### Energy Performance Certificate

Available upon request from the agent.

### Services

We understand that all mains services are connected within the building.

The agent has not carried out testing of any connections and recommends that all interested parties undertake their own investigations.

### Legal Costs

Both parties to bear the cost of their own legal and surveyor's costs.

### Availability

The suite is currently vacant, and occupancy can be given immediately upon completion of legal formalities.

### Viewings

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

