



Unit 16, Earlswood Business Park
Solihull, B94 5EW

Storage / Workshop Unit

168 sq ft
(15.61 sq m)

- Self Contained Unit
- To be Refurbished
- Convenient Location
- 24/7 Access
- Available Immediately
- M42 with J3 within 1.5 Miles

Summary

Available Size	168 sq ft
Rent	£3,000 per annum
Business Rates	To be assessed.
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Location

Unit 15 is located off Poolhead Lane, within a popular, established Multi-Let Business Park. Solihull Town Centre is approximately 5 miles to the north with Birmingham City Centre being 11 miles to the north.

Earlswood Business Park benefits from extremely convenient access to the A435 and M42 Motorway, with Junction 3 being within two minutes' drive.

Description

The Property comprises a single storey Storage / Workshop Unit with a personnel door and new LED lighting.

Internally, the Unit is predominately configured as open-plan accommodation, with the floor soon to be refurbished.

Externally, the Property benefits from 24/7 access with the fenced and gated Business Park being accessed via a concrete surfaced Estate Road.

Furthermore, a shipping container of 200 sq ft (20 x 10) can be included if additional space is required.

Tenure

New Full Repairing and Insuring Lease for 3 or more years.

Rent

£3,300 Per Annum (£275 PCM) plus VAT, inclusive of insurance and service charge.

Legal Fees

Each party to bear their own fees.

Rateable Value

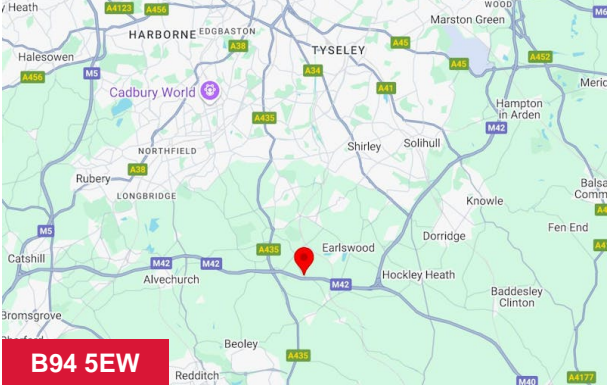
100% Small Business Rate Relief anticipated but TBC.

Anti-Money Laundering

In accordance with Anti-Money Laundering Regulations, we will require two forms of Identification.

Viewings

Strictly by appointment with our Reception on 01527 584 242.



Viewing & Further Information



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