

To Let



Northampton House, 53 Poplar Road, Solihull, West Midlands, B91 3AP

Town centre office suites to let in the heart of Solihull.

- Town centre offices to let in highly affluent town in the West Midlands.
- Prime location on the corner of High Street.
- Flexible lease terms.
- Close to high quality amenities, restaurants, bars, shops.
- 447 sq ft suite available.

Viewings and further information:
call us on **0121 525 0600**

bondwolfe.com

agency@bondwolfe.com

To Let



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Location

The property offers a prime position on the corner of Poplar Road and High Street, situated opposite to the Poplar Arcade entrance into Touchwood shopping centre in Solihull Town Centre.

Solihull is an affluent town located approximately 7 miles south of Birmingham city centre.

The location provides easy access to the national motorway network at junction 5 of the M42 which in turn provides access to Birmingham International Airport which is some 4 miles northeast.

Description

The property comprises a prominent mixed-use building which is anchored by a Tesco express supermarket at the ground floor.

The offices are accessed via a secure, intercom enabled entrance door and provides access to an internal stairwell providing access on the first and second floors.

The suites are self-contained and benefit from glazed windows, carpet covered flooring, emulsion coated walls and electric wall mounted heaters.

Communal male and female toilets and kitchen facilities are located on each floor.

Accommodation

Second Floor Suite 447 sq ft

Price

The suites are available to let on new flexible, all-inclusive leases for a term to be agreed, based on the following quoting rents :-

447 sq ft suite - £10,000 per annum

VAT

All prices quoted are exclusive of VAT, which we understand is payable on all outgoings contained within the lease.

EPC

Available upon request from the agent.

Legal Costs

Each party are to responsible for their own legal costs that may be incurred in this transaction.

Anti Money Laundering

In accordance with money laundering regulations, two forms of identity and confirmation of the source of funding will be required from the successful tenant.



Business Rates

NB suites qualify for small business rates relief as RV under £12,000.

Services

The property benefits from mains water and electricity.

The all-inclusive rental covers the passing rental and maintenance and upkeep of the building, communal utilities, communal cleaning, and buildings insurance.

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