



RENT

£16,000 per annum
(Exclusive of VAT)



2 Boulton Road
Solihull, B91 2JY

Leasehold | Offices | 1,192 Sq Ft (110.73 Sq M)



TO LET



Location

The subject property is situated on the northern side of Boulton Road, on the popular Boulton Road/Vulcan Road Industrial Estate, which is situated off Lode Lane. This estate lies approximately 1.3 miles to the north of Solihull town centre.



Description

The subject accommodation has immediate frontage to Boulton Road, and is a two storey self contained office with part brick/part corrugated cladded elevations.

There are four parking spaces available with the subject accommodation. Further parking is adjacent.

The ground floor comprises an entrance reception leading to office accommodation, which has kitchen and WC facilities.

There is a staircase leading to the first floor accommodation, which comprises partitioned office rooms and a store room.

The specification includes:

- Painted/plastered ceilings and walls.
- Ceiling mounted lighting.
- Wall mounted radiators.



Accommodation

The accommodation has been measured on an IPMS 3 basis, and comprises the following:

Floor	Sq Ft	Sq M
Ground Floor	570	52.95
First Floor	622	57.78
Total	1,192	110.73



Amenities



Kitchen



Self Contained



Parking



Further information

Tenure

The property is available to let on a sub lease on terms to be agreed. All subject to contract. The sub lease will be outside the Security of Tenure Provisions of the Landlord & Tenant Act 1954 Part II (as amended).

Rent

The quoting rent is £16,000 per annum exclusive. This figure is inclusive of utilities. Subject to contract.

Business Rates

Occupiers will be responsible for paying Business Rates direct to the local authority.

Services

We confirm we have not tested any of the service installations and any occupiers must satisfy themselves as to the state and condition of such items.

EPC

The property has an EPC rating of D 85.

Legal Costs

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

Service Charge

A service charge is payable in respect of the upkeep of the common parts.

Fixtures & Fittings

Any fixtures and fittings not expressly mentioned within these particulars are excluded from the letting.

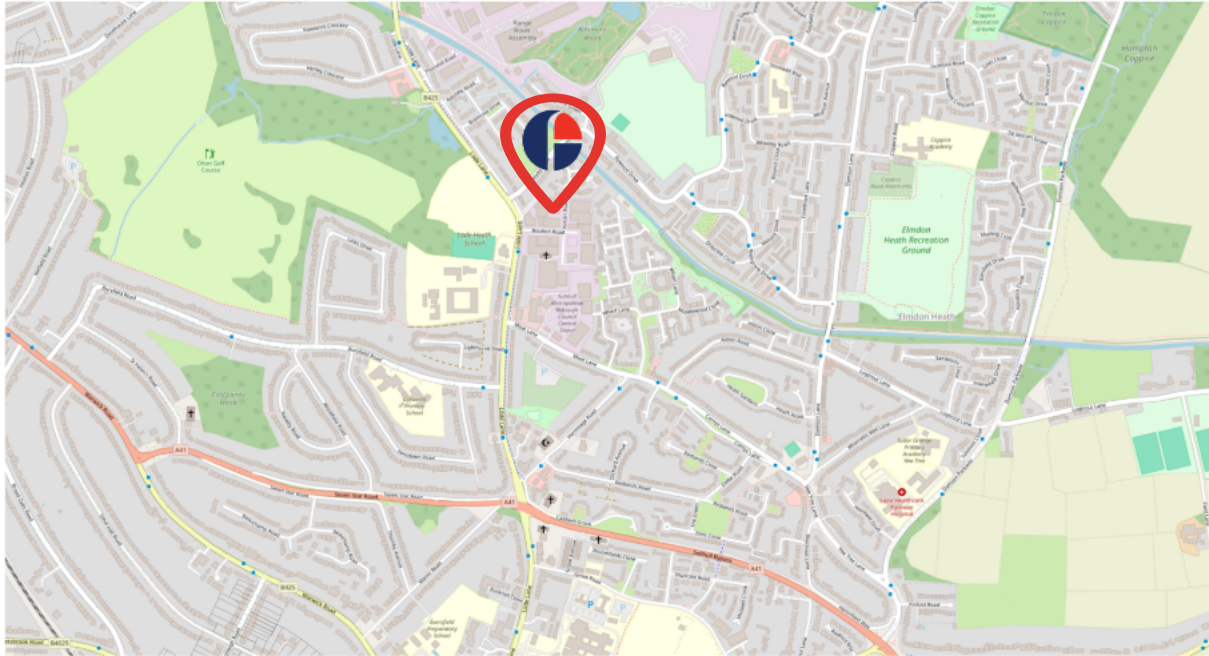
Anti Money Laundering

The successful tenant will be required to submit information to comply with Anti Money Laundering Regulations.

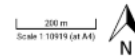
VAT

Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT). Any intending tenant should satisfy themselves independently as to VAT in respect of this transaction.

2 Boulton Road, Solihull



Produced on Land App, Mar 12, 2025
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	Approximate Travel Distances
	Locations <ul style="list-style-type: none">• Solihull town centre - 1.3 miles• Birmingham city centre - 9.2 miles
	Nearest Station <ul style="list-style-type: none">• Solihull - 1.4 miles• Birmingham International - 4.5 miles
	Nearest Airport <ul style="list-style-type: none">• Birmingham International - 4.7 miles

	Viewings
	Charles Warrack
	0121 561 7885
	07977 512 965
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Particulars dated March 2025. Photographs dated March 2025.