

The Exchange

26 Haslucks Green Road, Solihull, B90 2EL

SHEPHERD
COMMERCIAL



TO LET

1,450 SQ FT
(134.71 SQ M)

£20,445 PER ANNUM

First floor office suite with
two parking spaces, lift
access, shared facilities
and excellent natural light.

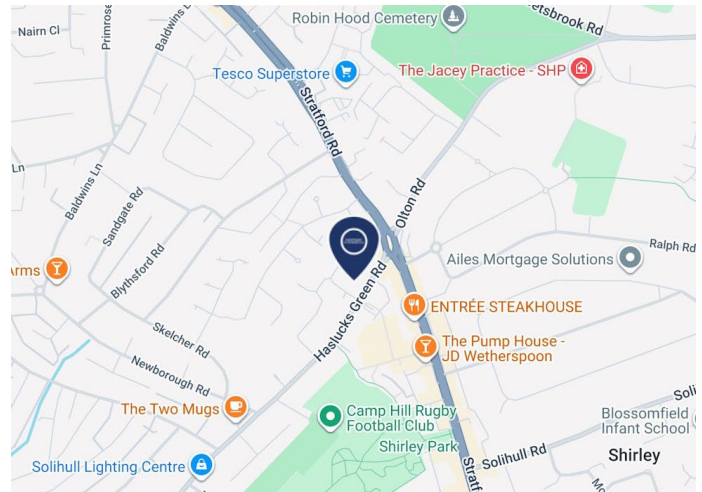
- First floor office suite extending to 1,450 sq ft
- Two allocated parking spaces
- Open plan office accommodation
- Passenger lift access
- Shared kitchen and WC facilities

01564 778890
www.shepcom.com

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Summary

Available Size	1,450 sq ft / 134.71 sq m
Rent	£20,445 per annum
Car Parking	Two allocated parking spaces included with the accommodation.
EPC	Upon enquiry

Description

A well-presented first floor office suite extending to approximately 1,450 sq ft (134.71 sq m), situated within a prominent office building on Haslucks Green Road, Shirley.

The accommodation comprises predominantly open-plan office space benefiting from air conditioning, suspended ceilings incorporating LED lighting, carpeting throughout and excellent natural light from a series of rooflights and windows.

Occupiers benefit from access to shared kitchen and WC facilities, passenger lift access and two allocated on-site parking spaces.

The property is suitable for a variety of office occupiers and is available immediately on a new lease.

Location

The property occupies a prominent position on Haslucks Green Road in Shirley, one of Solihull's principal commercial and retail locations.

Shirley town centre provides a wide range of amenities including supermarkets, cafés, restaurants, gyms and banking facilities.

The property benefits from excellent road communications via the A34 Stratford Road, providing direct access to Solihull town centre, Birmingham city centre and Junction 4 of the M42 motorway.

Birmingham International Airport, Birmingham International Railway Station and the NEC are all within convenient travelling distance.

Specification

- * First floor office suite
- * Approx. 1,450 sq ft (134.71 sq m)
- * Open-plan accommodation
- * Air conditioning
- * Suspended ceilings with LED lighting
- * Excellent natural light
- * Shared kitchen and WC facilities
- * Passenger lift access
- * Two allocated parking spaces
- * Available immediately

Terms

The accommodation is available by way of a new lease on terms to be agreed.

Rent: £20,445 per annum exclusive.

The tenant will be responsible for business rates, service charge, building insurance and VAT (if applicable).

Viewings

Strictly by prior appointment through Shepherd Commercial.



Charlie Boswell

01564 778 890 | 07913 142038

charlie@shepcom.com

