

# 7 The Pavilions

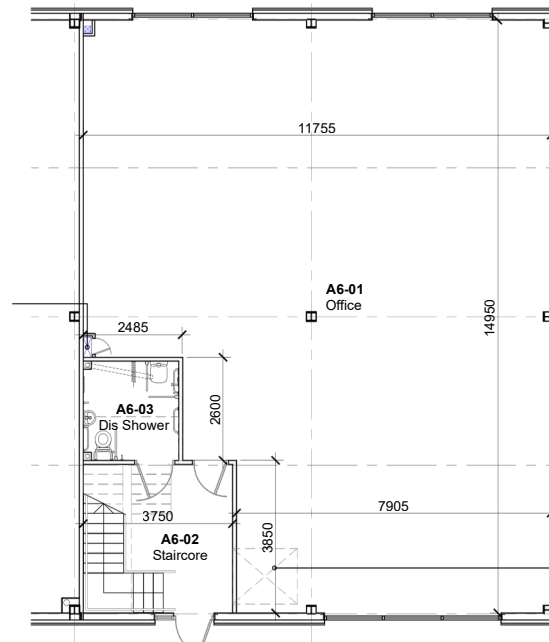
Cranmore Drive, Solihull, B90 4SB

**FOR SALE** - Modern self-contained office building - 3,563 sq ft (331.02 sq m)

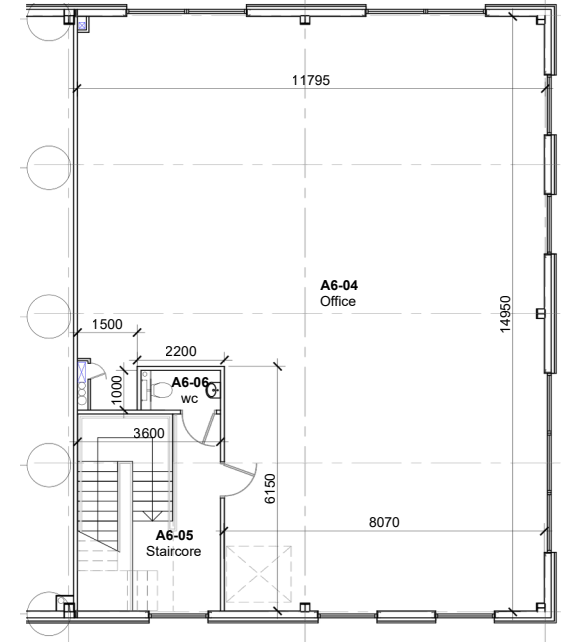


## KEY HIGHLIGHTS

- 3,563 sq ft self contained office
- Freehold
- Ground floor let until July 2030 (passing rent of £31,200 pa.) and rent review in 2028
- Vacant first floor suitable for owner occupier and with scope to expand
- Refurbished open plan over two floors
- 12 parking spaces with 2 EV charging ports
- 10KW Photovoltaic solar panels
- Raised access floors
- Air-conditioning
- All electric building



**GROUND FLOOR PLAN**



**FIRST FLOOR PLAN**

Net Internal Area	Sq Ft	Sq M
First Floor	1,897	176.24
Ground Floor	1,666	154.78
<b>Total</b>	<b>3,563</b>	<b>331.02</b>



Photo for illustrative purposes only

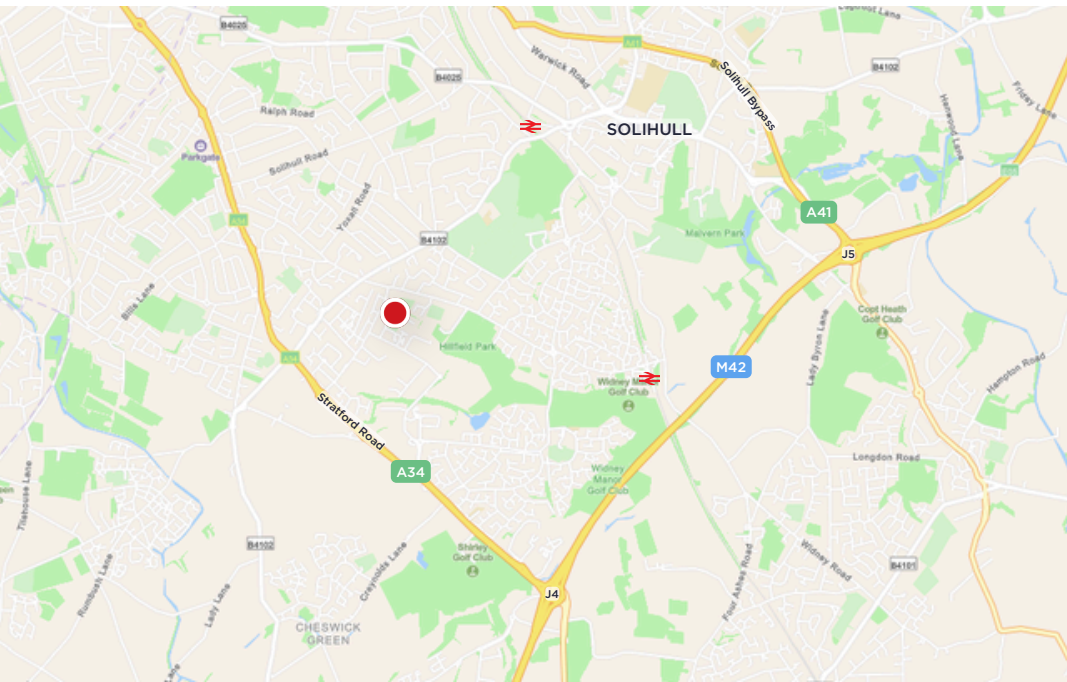
## DESCRIPTION

7 The Pavilions is self contained with the open plan office space configured over two floors, capable of being partitioned as necessary. The internal workspace is of a high specification with raised floors, efficient LED lighting and excellent natural light.

A WC is located on each floor with disabled access and shower on the ground floor.

The unit is end of terrace with 12 demised parking spaces, two of which have EV charging facilities. The property benefits from 10KW photo-voltaic panels located on the roof.

Available on a freehold basis, the property comprises a ground floor suite let until July 2030 (Outside Landlord & Tenant Act) at a passing rent of £31,200 per annum, with a rent review in 2028, together with a vacant first floor suitable for owner-occupation and offering future scope for expansion.



## LOCATION

The Pavilions is a fully self contained two storey office in Shirley, Solihull. The property is finished to a good modern specification offering a mix of open plan and cellular accommodation across both floors together with meeting rooms.

Solihull Train Station is situated 1.2 miles to the north-east, Widney Manor Train Station is 1.3 miles to the east, and Shirley Train Station is 1.7 miles to the west.

The Pavilions Solihull is located within 1.75 miles of Solihull Town Centre and all its amenities, including shops, bars and restaurants. The scheme is situated within an established commercial environment and is well serviced by both rail and bus services.

## PRICE

Offers in excess of £700,000 exclusive.

## ESTATE CHARGE

An estate charge will be levied toward the cost of the maintenance of the common areas of the estate. For 2026/2027 it will be £5,397 per annum.

## BUSINESS RATES

The Tenant will be responsible for the payment of Local Authority rates. These are currently estimated at £24,080 payable per annum. We recommend that interested parties make their own enquiries to the Local Authority.

## EPC

The property has an EPC rating of B(26). A copy of the Energy Performance Certificate is available upon request.



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## LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction.

## ANTI-MONEY LAUNDERING

AML checks may be required in accordance with HMRC regulations when heads of terms are agreed.

## VAT

The Property is elected for VAT and VAT is payable on the purchase or a letting.

## CONTACT

For further information please contact:

**Paddy Amphlett**

Mobile: 07779912253

Email: [paddy.amphlett@savills.com](mailto:paddy.amphlett@savills.com)

**Ben Thacker**

Mobile : 07917218244

Email: [ben.thacker@savills.com](mailto:ben.thacker@savills.com)

Website: [savills.co.uk](http://savills.co.uk)

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