

2 Vulcan Road

Solihull, B91 2JY

SHEPHERD
COMMERCIAL



TO LET

1,018 SQ FT
(94.58 SQ M)

RENT ON APPLICATION

Self-contained Solihull office of 1,018 sq ft with parking and flexible layout

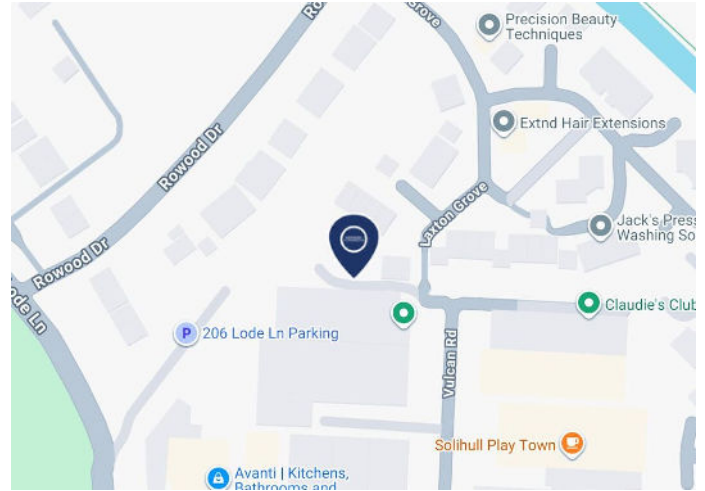
- Self-contained office building available on a new lease
- 4 on-site car parking spaces with potential for additional spaces by arrangement
- Move-in ready accommodation with air conditioning, LED lighting and staff facilities
- Flexible layout incorporating open-plan and cellular office accommodation

01564 778890
www.shepcom.com

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Summary

Available Size	1,018 sq ft / 94.58 sq m
Rent	Rent on application
EPC	D (93)

Description

The property comprises a self-contained, two-storey office building located on Vulcan Road, Solihull. The accommodation is arranged to provide a combination of open-plan and cellular office space, together with meeting areas, staff breakout facilities and kitchen accommodation.

The offices benefit from air conditioning, suspended ceilings incorporating LED lighting, carpet floor coverings and male and female WC facilities. The property is available by way of a new lease. Externally, the building benefits from on-site car parking positioned directly to the front of the property.

Location

The property is situated on Vulcan Road within an established commercial area of Solihull. The location provides convenient access to Solihull town centre, the A41 and the wider regional road network. Birmingham city centre and the M42 motorway are readily accessible, with local amenities and public transport services available nearby.

Terms

Available by way of a new effective full repairing and insuring lease, for a term to be agreed.

Business rates: To be assessed.

Building insurance: £800 per annum

All figures quoted are exclusive of VAT, which may be payable.

Interested parties are advised to make their own enquiries with the local authority to verify the current business rates liability and any reliefs that may be applicable.

Accommodation

The accommodation is arranged over ground and first floors to provide flexible office space, incorporating a mix of open-plan working areas, meeting rooms and cellular offices, together with staff welfare facilities.

Parking

The property benefits from four on-site car parking spaces located directly to the front of the building, with potential for additional spaces available by arrangement.

Legal Costs

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

Viewings

By appointment only with Shepherd Commercial.



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