



JOHNSON FELLOWS
CHARTERED SURVEYORS

SMALL OFFICE SUITES TO LET

**ENTERPRISE CENTRE
CHELMUNDS CROSS
CHELMSLEY WOOD
B37 7TP**

- High specification office suites
- Available to let on very flexible terms
- On site meeting room facilities
- Ideal for start-up companies and small businesses looking to grow



Tel: 0121 643 9337 Fax: 0121 643 6407

johnsonfellows.com



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LOCATION

The Enterprise Centre forms part of Chelmunds Cross Village Centre, which is located within the Metropolitan Borough of Solihull to the north east of Solihull town centre. It is situated between the M6 motorway (approximately 2 miles away), Chelmsley Wood town centre and Birmingham Business Park. The centre is well connected to road links (M42, M6 and A45), Birmingham Airport, local railway stations and a cycle network.

DESCRIPTION

Forming part of Chelmunds Cross Village Centre, which offers local retail facilities including a pharmacy, the Enterprise Centre offers high specification serviced office space which is ideal for small and growing businesses within the heart of north Solihull.

The Centre comprises a variety of offices of varying sizes, it has 2 multimedia enabled conference suites and co-working space situated in the business hub.

The accommodation includes broadband facilities, a hub, meeting facilities and on-site business support advice. There is a dedicated management centre team. The building is access controlled and there are two on-site shower facilities and ideal for cyclists etc.

The amenities / specification includes the following:

- Hotdesk / co-working space and bookable meeting facilities.
- Cycle storage showers and lockers.
- Kitchen and breakout areas.
- Unlimited Wi-Fi access.
- Free start-up and business support through Solihull for Success.
- Secure parking and ample on-street parking.

Please see the following virtual tour of the building <https://youtu.be/EZEUvxzHWRQ>

TENURE

The offices are available on flexible terms. The Landlord is Solihull Metropolitan Borough Council.

RENT

The prices are included within these details and for further information and detail please contact the agent, Johnson Fellows. Superfast broadband access is additional at £30 per month plus VAT.

LEGAL COSTS

Each party will be responsible for its own legal costs.

ENERGY PERFORMANCE CERTIFICATE

A-17.



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ACCOMMODATION

The accommodation is detailed below. Exclusive of Business Rates.

Office	Sq Ft	Monthly Licence Fee (unfurnished) subject to contract
1	138	£260.51
2	138	260.51
3	100	188.79
1.01	370	£582.34
1.02	321	£505.37
1.04	347	£546.53
1.06	419	£659.93
1.15	713	£1,122.98
2.01	370	£582.34
2.02	321	£505.57
2.03	329	£518.18
2.05	535	£842.63
2.06	419	£659.93
2.15	713	£1,122.98

Please note that every effort has been made to ensure that the above floor areas are accurate. They have been measured in accordance with the RICS code of measuring practice. Fittings may have restricted measurement at the time of inspection and, therefore, interested parties should verify these for themselves.

TOUCHDOWN / HOT DESKING OFFICE FEES 2019

Plan	Monthly Fee	Service
A	£35.00 + VAT	Registered address and post collection only.
B	£55.00 + VAT	Hot desk only.
C	£65.00 + VAT	Registered office address, post collection and hot desk.
D	£90.00 + VAT	As Plan B + 2 hours free meeting/conference room space pcm.
E	£17.00 + VAT	Call answering services and message forwarding to any of the above plans.
F	Prices on request	Printing services, photocopying/scanning.

VIEWING

All viewings by prior appointment with this office

CONTACT

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