



JOHNSON FELLOWS

CHARTERED SURVEYORS

To Let

Attractive Modern Office Accommodation

**Highlands House
Highlands Road
Shirley
B90 4ND**

- Flexible Lease Terms
- Competitively Priced
- On Site Car Parking
- Established Business Location



1,259 sq ft – 3,198 sq ft

Tel: 0121 643 9337 Fax: 0121 643 6407

johnsonfellows.com



LOCATION

Highlands House is situated in the established Cranmore Business District, on the corner of Highlands Road and Stirling Road.

The location is 1.5 miles to the south west of Solihull town centre and 8 miles to the south east of Birmingham city centre.

Highlands House is well located for access to the motorway network with junction 4 of the M42 motorway being 1.5 miles to the south east via the quick and efficient A34 Stratford Road.

Birmingham International Airport, International Rail Station and the NEC are within 50 minutes drive time at junction 6 of the M42.

Nearby occupiers include McCann, Paragon Group Plc, and Secure Trust Bank. The facilities at David Lloyd Gym and Sport Centre are a short walk away.

DESCRIPTION

The two available suites provide modern open plan office accommodation.

The smaller ground floor suite is attractively presented with carpeted floors, suspending ceiling tiles and recessed lighting.

The larger first floor suite provides an efficient rectangular floor plate and will be fully refurbished to a modern specification to suit the needs of an occupier.

ACCOMMODATION

Office accommodation ranging from 1,259 sq ft – 3,198 sq ft is available.

CAR PARKING

On site car parking is available at a ratio of 1:300 sq ft.

TENURE

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

RENT

Assuming a 5 year term certain, the quoting rent is £14.00 per sq ft, per annum, exclusive subject to contract and specification.

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SERVICE CHARGE

A service charge is payable towards shared maintenance costs of the external areas and common parts.

BUSINESS RATES

Occupiers will be responsible for payment of the Business Rates direct to the local authority and are advised to check the rates payable with the Valuation Office www.voa.gov.uk

LEGAL COSTS

Each party will be responsible for their own legal costs in connection with the preparation and agreement of documentation.

VAT

All figures quoted are exclusive of VAT

ENERGY PERFORMANCE CERTIFICATE (EPC)

An EPC has been commissioned.

VIEWING

All viewings by prior appointment with this office

CONTACT

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SUBJECT TO CONTRACT



1,259 sq ft – 3,198 sq ft

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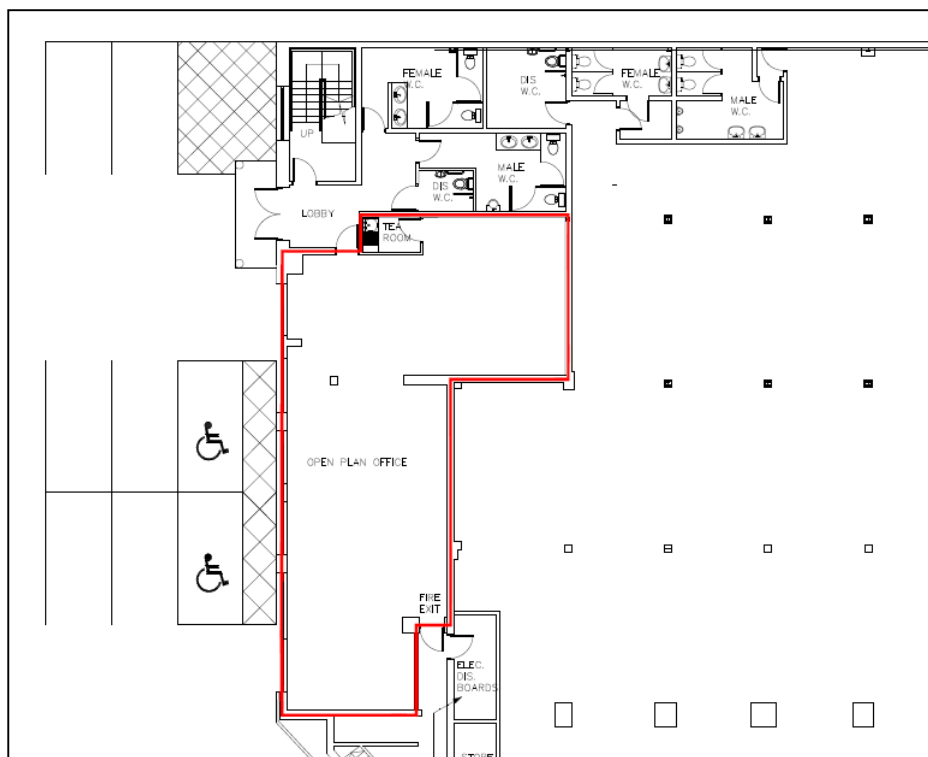
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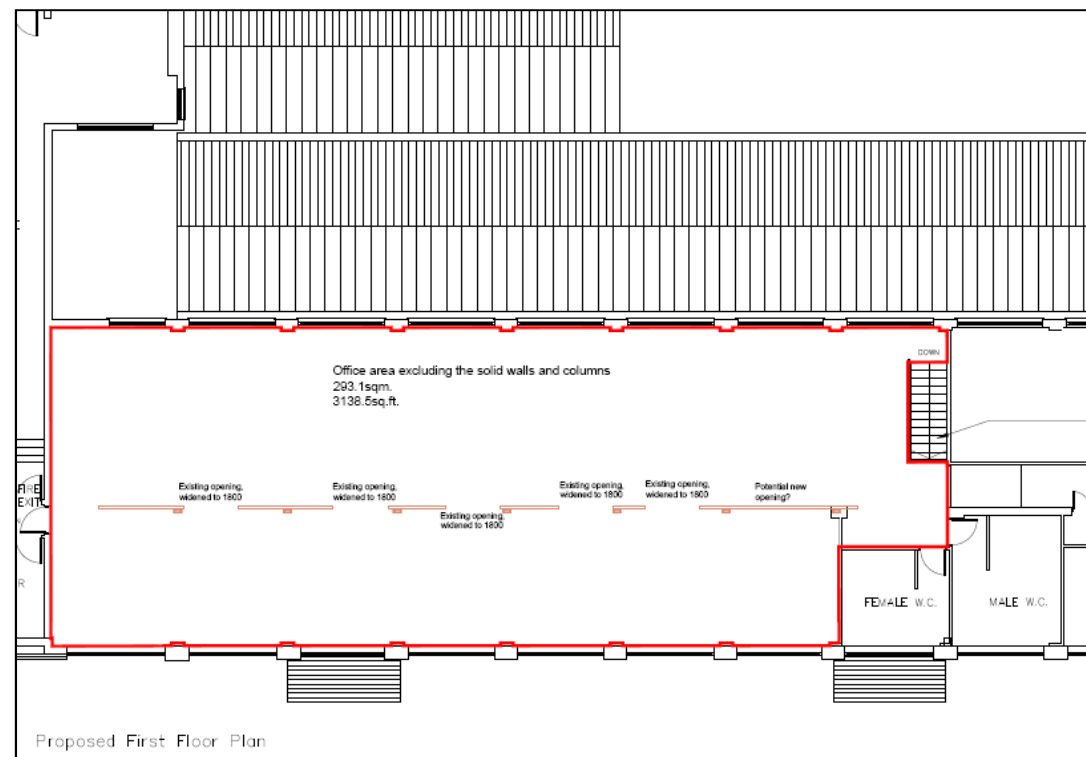
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GROUND FLOOR



FIRST FLOOR

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