CARLETON HOUSE, 266/268 STRATFORD ROAD, SHIRLEY, SOLIHULL, B90 3AD



TO LET

FULLY FURNISHED FIRST FLOOR OFFICE ACCOMMODATION

1,350 sq.ft/125.42 sq.m

- Gas fired central heating system
- Windows are UPVC double glazed – excellent noise insulation
- Suspended ceilings/recessed lighting
- Air conditioning unit/gas fired central heating
- 24 hour access
- 4, allocated off street car parking spaces
- Nearby, low tariff metered spaces
- Within a short walking distance to Shirley "High Street"/Parkgate
- Ease of access to the national motorway network

Stephens McBride Chartered Surveyors & Estate Agents
Malvern House, New Road, Solihull, B91 3DL
Tel: 0121 706 7766
www.smbsurveyors.com

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LOCATION

Carlton House occupies a prominent position/direct frontage onto Stratford Road (A34), situated opposite the intersection with Solihull Road.

Within a short walking distance to Shirley High Street/main retail centre, including Parkgate.

Nearby, notable occupiers include Lloyds Bank, Aldi, Iceland, a Renault Car Showroom, Coventry Building Society, Boots, Timpson, Holland & Barrett, Specsavers, Costa Coffee, Asda, Peacocks, B&M, Superdrug and Greggs.

Shirley Park is located directly to the rear.

Access to the national motorway network is provided by junction 4 of the M42 motorway (circa, 2.25 miles south east).

Shirley is considered to be one of the foremost commercial locations throughout the West Midlands and has benefitted from considerable regeneration/redevelopment – Blythe Valley Business Park.

Solihull is situated approximately 2.5 miles due east and Birmingham City Centre, 6.5 miles north west.

DESCRIPTION

The subject premises comprise first floor, predominately open plan office accommodation, including 2 private offices.

Suspended ceilings/recessed lighting.

Gas fired central heating/air conditioning.

Kitchenette.

Fully furnished.

ACCOMMODATION

1,350 sq.ft/125.42 sq.m

BASIS OF OCCUPATION

A 3 year lease agreement.

ASKING RENTAL LEVEL

£25,000 pax

Payable quarterly in advance.

CAR PARKING

4, allocated car parking spaces, within an underground/secure/gated car parking facility.

Low tariff, metered/curbside street parking is nearby.

OCCUPATION

Immediate occupation is available on completion of all legal formalities.

MAINS SUPPLIES CONSUMED/HEATING

It is important to note all mains supplies consumed, including heating costs are included within the stated rental level.

VAT

VAT is applicable.

BUSINESS RATES

Rateable value - **£20,500**

Rates payable circa, **£10,000 pa**

LEGAL COSTS

Each party to bear their own proper reasonable legal costs.

ANTI MONEY LAUNDERING

In accordance with Anti Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from any ingoing tenant.

Viewing & Further Information;

Robert Taylor BSc MRICS
T: 07831 627 117
E: robert@smbsurveyors.com

Oliver Beard
T: 07754 619 934
E: ollie@smbsurveyors.com

SMB
Stephens McBride

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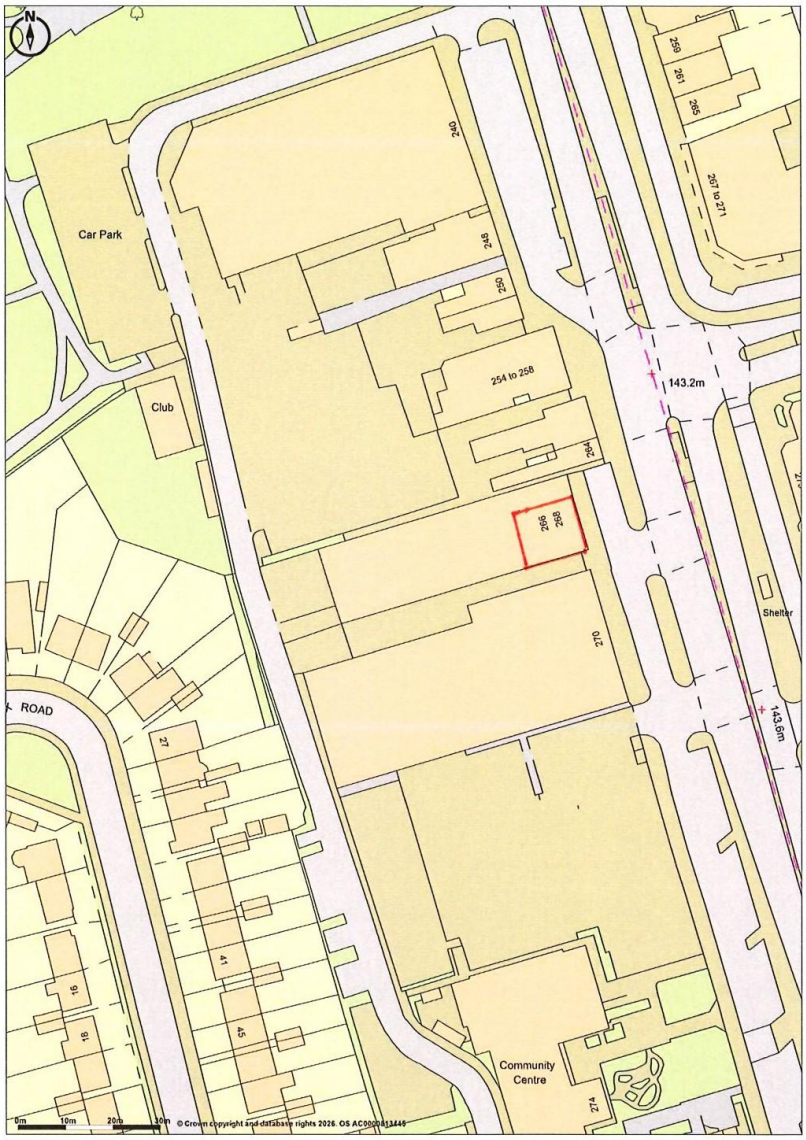
FIRST FLOOR



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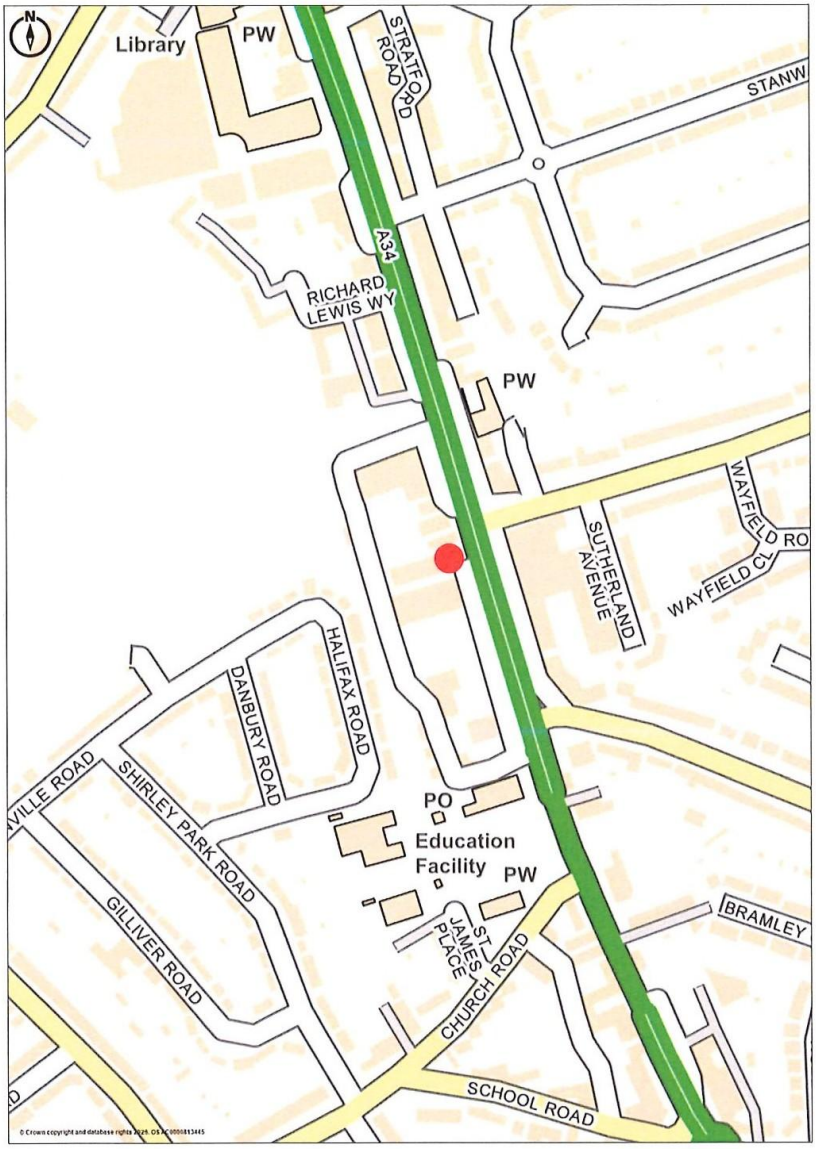

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NOTICE

STEPHENS McBRIDE - as agents for the Vendor and for themselves, give notice that:

1. These particulars do not constitute an offer, or contract, or any part thereof and none of the statements contained in the Particulars as to the property is to be relied on as a statement or representation of fact.

2. An intending Purchaser MUST satisfy himself by inspection or otherwise, as to the accuracy of the statements herein. Such statements are made in good faith but without responsibility on the part of Stephens McBride or the Vendor.

3. The Vendor does not make or give, nor is Stephens McBride or its staff authorised to make or give any representation or warranty in respect of this property.

In the event of any inconsistency between these particulars and the Conditions of Sale, the latter shall prevail.

SUBJECT TO CONTRACT

The terms Vendor and Purchaser shall where the context requires be deemed to refer to Lessor and Lessee respectively.

Stephens McBride