

OFFICE UNIT 1B, PALMERS FARM BUSINESS PARK, VALLEY ROAD, EARLSWOOD, SOLIHULL, WEST MIDLANDS, B94 6AB



TO LET

RECENTLY DEVELOPED, FIRST FLOOR
OFFICE ACCOMODATION

800 sq.ft/74.32 sq.m

- Open plan.
- Excellent natural light.
- Low energy lighting.
- Wall mounted electric panel heaters.
- Excellent off street car parking.
- Circa, 3.5 miles from Junction 4 of the M42 motorway.
- Circa, 3.5 miles from Junction 3 of the M42 motorway.
- 5.7 miles south-east of Solihull Town Centre.



Stephens McBride Chartered Surveyors & Estate Agents
Malvern House, New Road, Solihull, B91 3DL

Tel: 0121 706 7766

www.smbsurveyors.com

<https://www.linkedin.com/company/smb-alexander-stevens/>

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LOCATION

Palmers Farm Business Park (rural) is accessed via shared/private driveway, which in turn is accessed via Valley Road.

Junction 3 of the M42 motorway is located approximately 3.5 miles south-west and Junction 4, 3.5 miles north-east.

Junctions 3 & 4 are within relatively close proximity to the main intersection with the M40 motorway.

Solihull Town Centre is located approximately 5.7 miles north-west.

Access to the business park is via a recently installed, electronic security gates.

DESCRIPTION

The subject premises provides first floor, recently developed, office accommodation.

Open span.

Kitchenette.

Carpet tiles.

Low energy lighting.

Excellent natural light.

Wall mounted electric panel heaters.

ACCOMMODATION

800 sq.ft/74.32 sq.m

TERM

A 3 year agreement.

RENTAL

£9,600 per annum exclusive

SERVICE CHARGE

Circa, £500 per annum

INSURANCE PREMIUM

The tenant will also be responsible for the payment of the Annual Insurance Premium.

Further information is available from the sole letting agents.

VAT

VAT is applicable

BUSINESS RATES

At present the property has not been separately assessed.

Further information is available from the sole letting agents.

However, it is likely that Small Business Rates Relief will apply.

OFF STREET CAR PARKING

The development provides excellent off street car parking.

ACCESS

24 hour access

LEGAL COSTS

Each party to bear their own proper, reasonable legal costs.

ANTI MONEY LAUNDERING

Two forms of ID will be required from any ingoing tenant.

For More Information Contact:

Robert Taylor BSc MRICS

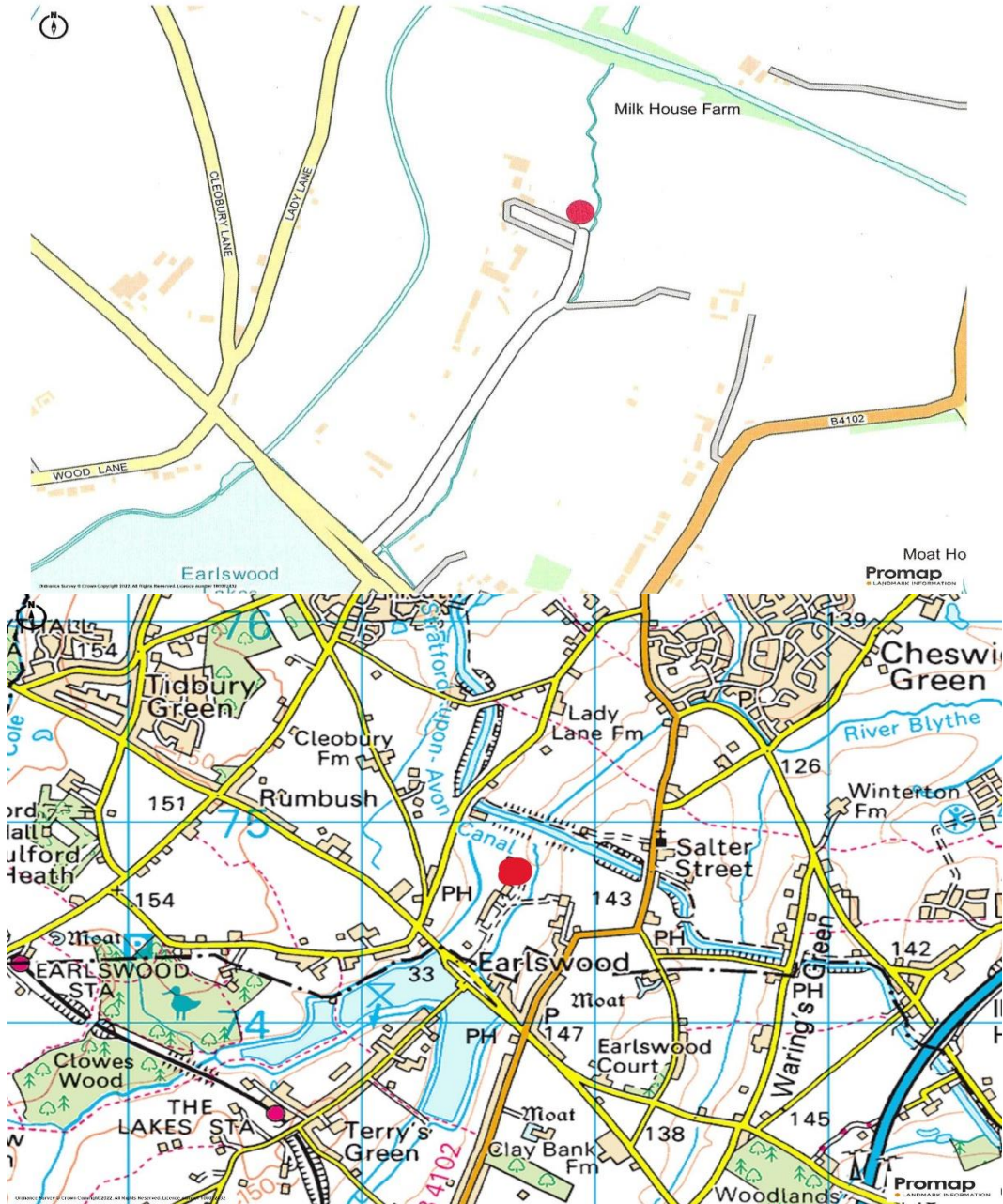
T: 0121 706 7766

E: robert@smbsurveyors.com

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SMB

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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.