

TO LET – Modern Office Suites

1697A High St,
Knowle, Solihull
B93 0LN



- **Access 24/7**
- **Allocated car parking**
- **Located within affluent Knowle village**
- **379 sq. ft to 2,574 sq. ft.**

LOCATION

The property is situated within Knowle village centre, fronts onto High st and is situated close to the junction with Kenilworth Rd. Knowle has a busy village shopping centre where numerous national operators are represented including **Costa, Tesco Express, and Giggling Squid.**

DESCRIPTION

The premises comprise 3 office suites that can be combined to offer from 379 sq. ft to 2,574 sq. ft of modern office space that benefits from shared toilet & kitchen facilities, and allocated car parking.

ACCOMODATION

The premises offer the following accommodation:

- Suite 1 & 4:** 1,701 sq. ft (158.09 sq. m)
Suite 2: 874 sq. ft (81.23 sq. m)
Suite 5: 379 sq. ft (35.22 sq. m)

NOTE : Suites can be combined to suit tenant's requirements.

TENURE

The suites are available by way of new effectively full repairing and insuring leases upon terms to be agreed.

EPC

The property benefits from an EPC Rating of B (44). A copy of the Energy Performance Certificate can be made available upon request.

SERVICE CHARGE

There will be an annual service charge levied on the premises.

PROPERTY COSTS

Suite	Rent	Service Charge (pa)	Rateable Value	Business Rates Payable	Car parking spaces
1 & 4	£34,000 pa	£26,060	£25,000	£12,475 pa	4
2	£18,500 pa	£13,776	£11,250	£5,613 pa	2
5	£7,600 pa	£5,988	£4,200	£2,096 pa	1

VAT

VAT is not payable on the rent or service charge.

ANTI MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, two forms of ID will be required from the successful applicant. Additionally, credit checks will be carried out.

SECURITY

It is likely that the Landlord will require a security deposit and/or personal guarantee by way of security from the successful applicant.

LEGAL COSTS

Each party is to bear their own legal costs incurred.

VIEWINGS

Strictly by appointment with the Sole Retained Agents

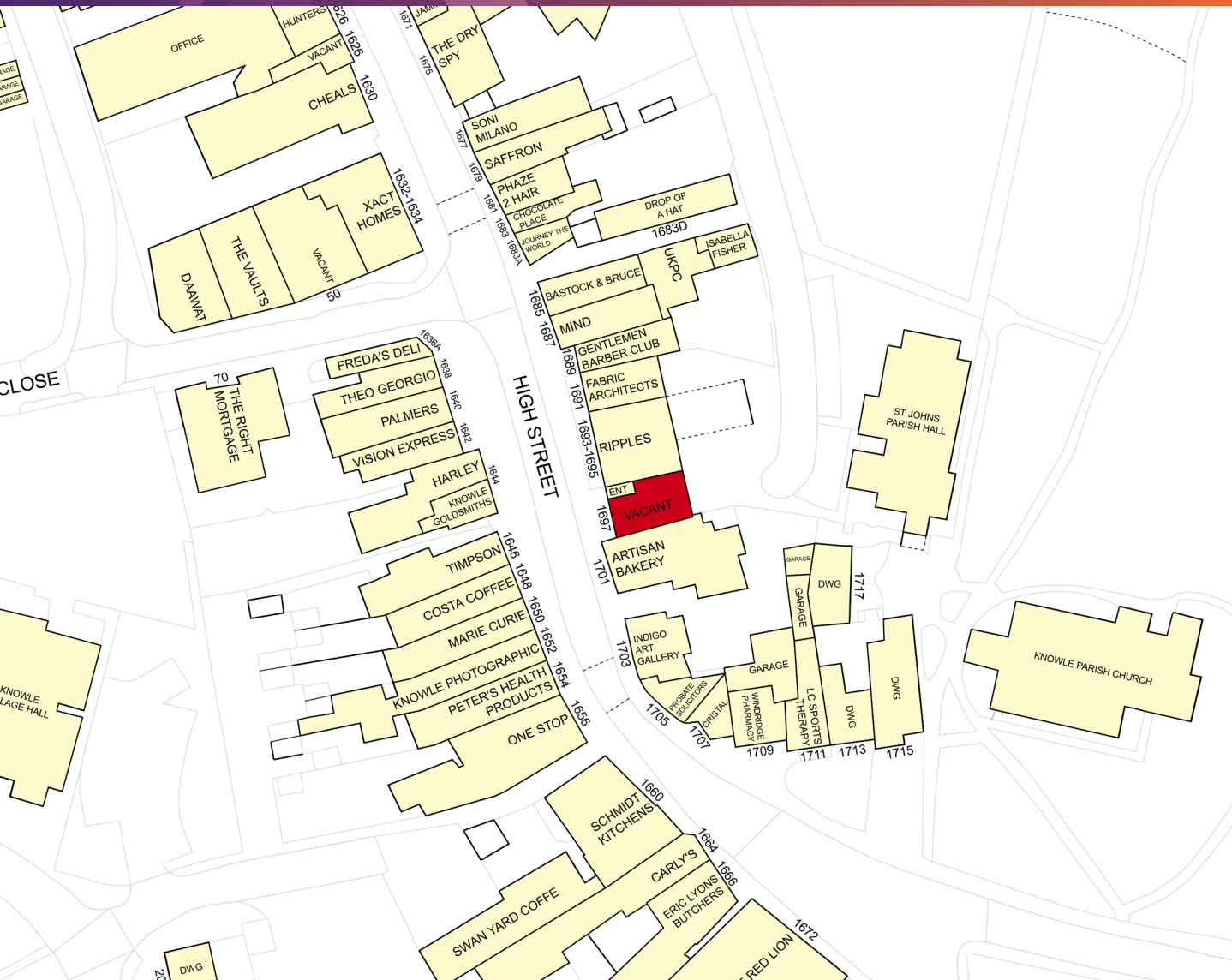
**TRANSACTIONS ARE STATED EXCLUSIVE OF VAT
SUBJECT TO CONTRACT**



CREATIVE RETAIL
PROPERTY CONSULTANTS

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