

# 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 Gigging 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 to include all utilities except internet connection.

## 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

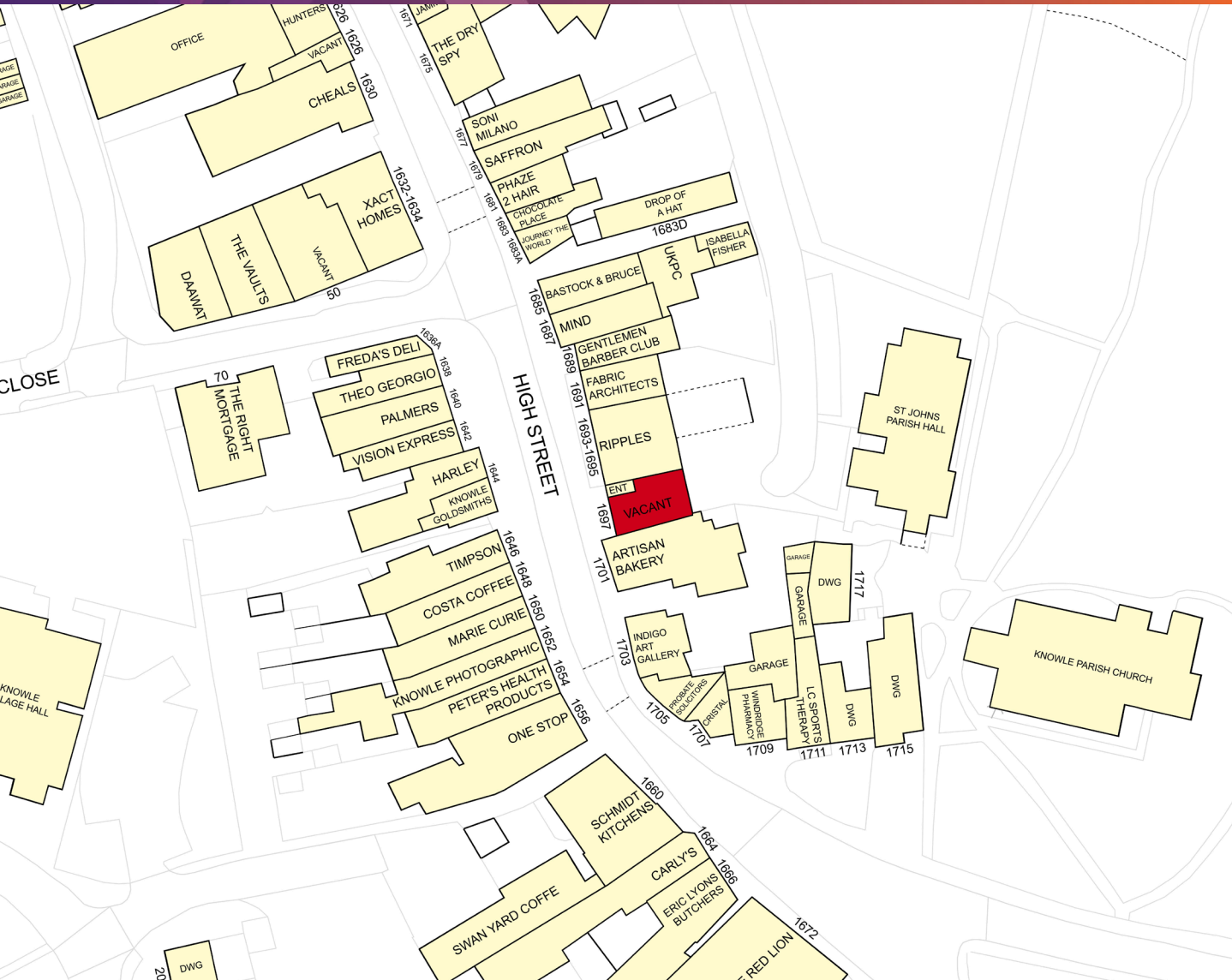
**TRANSACTIONS ARE STATED EXCLUSIVE OF VAT  
SUBJECT TO CONTRACT**



**CREATIVE RETAIL**  
PROPERTY CONSULTANTS

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For more information, please contact:

George Xydias

Tel: 0121 400 0407

Mob: 07956 014510

Email: [george@creative-retail.co.uk](mailto:george@creative-retail.co.uk)

[www.creative-retail.co.uk](http://www.creative-retail.co.uk)