



**TO LET** as a whole or individual floors

**Offices**

5 The Pavilions, Cranmore Drive, Shirley, B90 4SB

944 - 2,081 sq. ft NIA

**£16,000 pax to £35,000 pax**

## LOCATION

The Pavilions is an established office park comprising a total of 12 units with 6 dedicated on-site car parking spaces. Set in a landscaped environment, Unit 5 is a 2-storey self-contained unit where one or both floors are available to let.

Accessed from Cranmore Drive, off Cranmore Boulevard, the unit is less than 2 miles away from Solihull town centre with all of its local facilities and amenities, including Touchwood shopping centre and John Lewis

## DESCRIPTION

Principally open-plan, the accommodation provides a meeting room on each floor together with a kitchenette. There are raised access floors, fully carpeted throughout, suspended ceilings with recessed lighting (LG7) and WC/shower facility at ground floor.

## ACCOMMODATION

	SQ FT	SQ M
Ground	944	88
First	1,137	105
<b>Total</b>	<b>2,081</b>	<b>193</b>

## RENT

Ground	£16,000 pax
First	£19,000 pax
<b>Total</b>	<b>£35,000 pax</b>

## LEASE TERMS

The accommodation is available by way of a new lease for a term of years to be negotiated between the parties.

## BUSINESS RATES

The unit has one single rateable value of £22,750 to include car parking spaces

## UTILITIES

If let on a floor by floor basis the utilities will be split on a pro-rata basis according to floor area.

## LEGAL COSTS

Each party is to be responsible for their own legal costs.

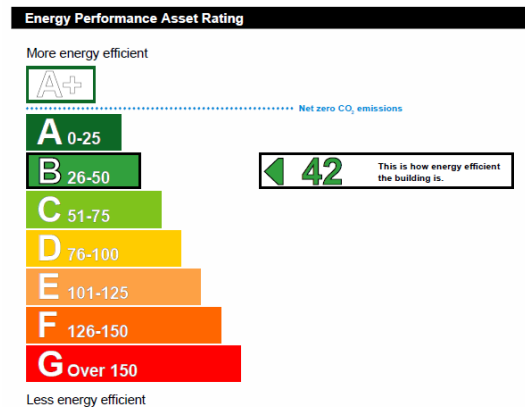
## SERVICE CHARGE

A service charge is payable by the occupiers at The Pavilions to cover the cost of maintenance and upkeep of communal areas such as car parking and landscaping used by all. The service charge will be split on a pro rata basis in the event of a single floor letting

## VAT

All figures are exclusive of VAT which will be charged at the standard rate if applicable.

## EPC



## VIEWING

Strictly by prior appointment:

### Jack Summers

Jack.summers@pennycuick.co.uk

### Richard Bache

richard.bache@pennycuick.co.uk

## SUBJECT TO CONTRACT

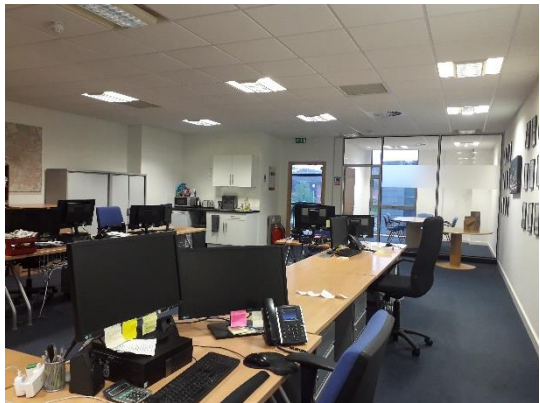
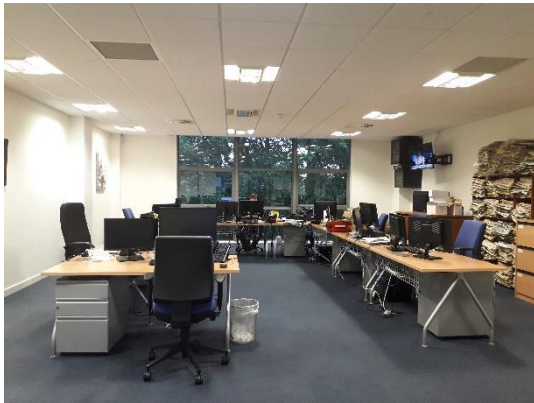
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