

OFFICES TO LET

CHELMSLEY WOOD TOWN CENTRE 46 CHELMSLEY CIRCLE



Location

The property is adjacent to the main bus interchange, in Chelmsley Wood Town Centre, which is situated in the north of the Borough of Solihull.

Chelmsley Wood is a thriving town centre with an annual footfall in excess of 6 million people, it provides 450,000 sq ft of shopping and 30,000 sq ft of offices. The town centre's core catchment extends to 155,000 people.

Chelmsley Wood has extensive free car parking.

The property is adjacent to the main bus interchange and **Iceland** and opposite **Peacocks**.

Description

The property comprises two ground floor reception areas with shop frontages and offices and toilets at first floor. The property extends to the following approximate net areas:-

Ground Floor	15.8 sq.m.	(170 sq.ft.)
First Floor Offices	511 sq.m.	(5,500 sq.ft.)

The accommodation could be subdivided to provide two smaller suites, with separate entrances.

Tenure

The premises are available by way of a new internal repairing lease for a term of years to be agreed.

Rent

Rental offers in the region of **£35,000** per annum are invited, exclusive of rates and VAT.

Rating Assessment

Rateable Value	£30,250
Rate in the £ (2017/18)	46.6p
Rates Payable	£14,126

This information is for guidance purposes only. Interested parties are advised to make their own enquiries with the relevant charging authority to confirm rates payable and whether any transitional relief applies.

Service Charge

The property will attract an annual service charge and the current budgeted figure is £12,062.

Energy Performance Certificate

A copy of the EPC is available upon request.

Legal Costs

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

Viewing

Strictly by appointment with the sole agent:-

Russ Power

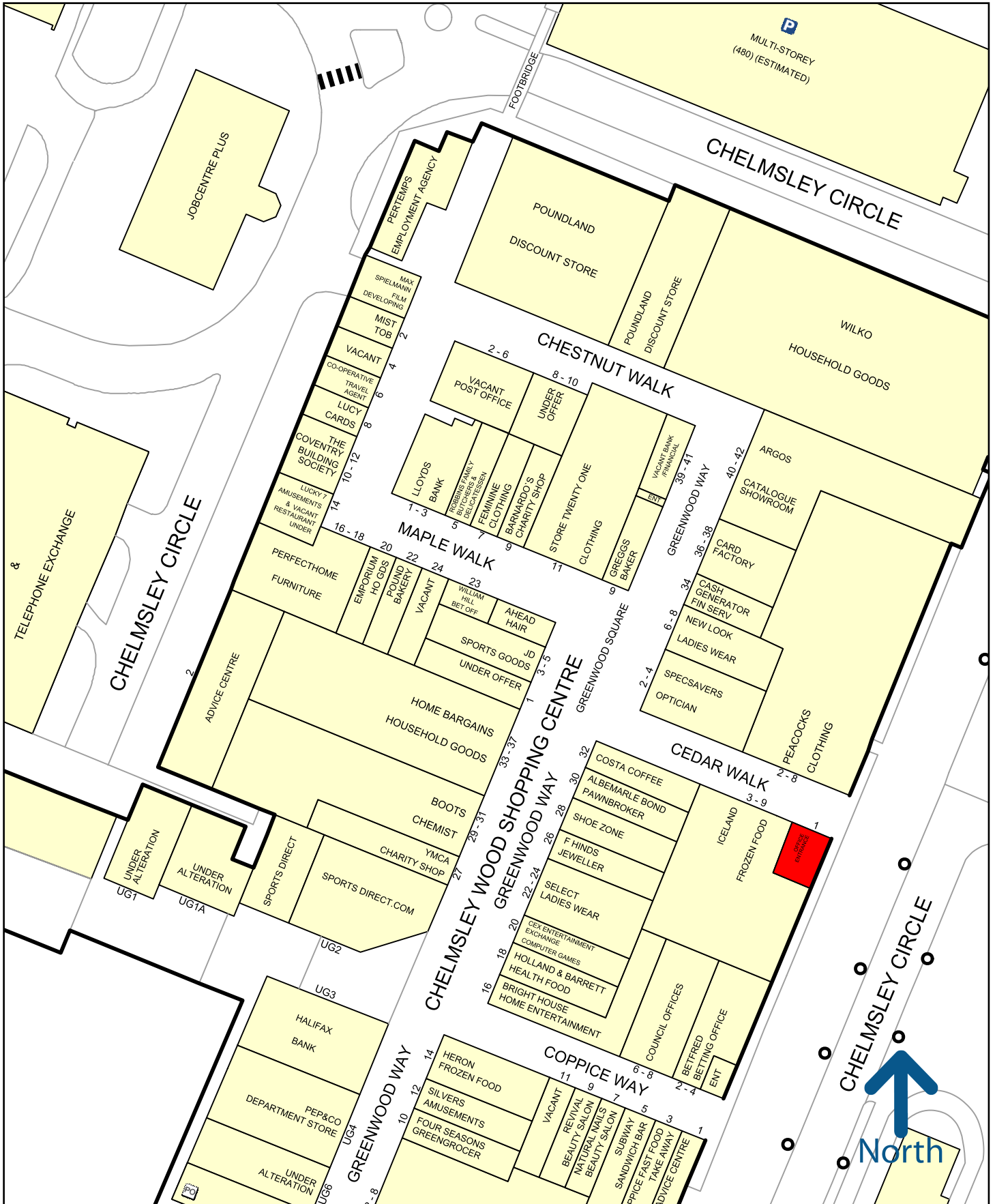
Rowley Hughes Thompson

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Date Prepared: May 2017

**All transactions are stated exclusive of VAT
SUBJECT TO CONTRACT**



Experian Goad Plan Created: 22/05/2017
Created By: RHT

