



726.4 sq m (7,819 sq ft)*

Property Highlights

- Self-contained commercial premises located on vibrant Solihull High Street, adjacent to Touchwood Shopping Centre.
- Landlord to undertake Cat A fit-out to include new LED lighting, carpeting and decorative finishes.
- Air conditioning
- Perimeter trunking
- Toilet facilities on upper floors
- Suitable for several uses including offices or medical/healthcare.

**exact NIA to be finalised*

For more information, please contact:

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Location

Clarendon House is situated on Solihull High Street, adjacent to Touchwood Shopping Centre. The Property is circa. 2 miles' (7 mins) driving distance from the J5 of the M42 motorway and circa. 7 miles south-east of Birmingham City Centre.

The Property is located 0.5 miles from Solihull Railway Station, with bus stops at either end of the High Street. There are several car parks located near to the Property including the Touchwood Shopping Centre where exclusive parking can be made available on licence to incoming tenants.

Description

Clarendon House comprises a two-storey commercial property located on Solihull High Street. The available accommodation is located on the First and upper floors, with the Ground Floor being let to various commercial businesses.

The Property is accessed via a shared corridor entrance to the right hand side of the building. The entrance itself benefits from roller shutter access and a small lobby area providing both stair and lift access to the commercial space on the first floor.

The first floor, formerly operated as a gym, has a large open plan floorplate which is currently specified to provide Category-A specification (but can be designed to suit prospective occupiers as appropriate). The entrance staircase also leads up to toilet facilities on the Second and Third floors.

Accommodation

Description	Sq M	Sq Ft
First Floor	726.4	7,819
Second Floor (toilets)	N/A	N/A
Third Floor (toilets)	N/A	N/A
Total	726.4	7,819

Areas are to be finalised and are measured on an NIA basis.

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EPC Rating

To be reassessed, currently C(59) with an expiry of January 2027.

Quoting Terms

Quoting rent is £18.50 per sq.ft. pax.

A service charge is also levied for the building, currently estimated to be £3.54 per sq.ft. pax (incl. insurance).

Business Rates

Rateable Value (2023 list) - £90,000

Occupiers are advised to make their own enquiries.

Services

We understand that all mains' services are connected.

Legal and Surveying Costs

Each party to bear own legal and surveying costs.

VAT

We understand that the Property is elected for VAT.

Tenure

Available by way of a new lease to be agreed.

Viewings

Strictly by appointment with joint agents, Cushman & Wakefield or KWB.



ANTI-MONEY LAUNDERING & IDENTIFICATION VERIFICATION

To comply with governmental anti-money laundering regulations, identification checking, funding confirmation and funding source alongside routine references and credit checking will be required for all parties leasing or purchasing property.

Particulars prepared January 2024

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