

**5 Century Park
Starley Way
Solihull
B37 7HF**

- Unit 5 – 2,030 sq ft
- B1 Light Industrial Units
- Roller shutter door access
- 8 Allocated car parking spaces per unit, plus 5 shared disabled parking spaces.





TO LET

LOCATION

The estate is located at the far end of Starley Way which runs off Bickenhill Lane in Solihull.

The estate is located in close proximity to the Birmingham Airport and the National Exhibition Centre and can be accessed of the A45 Coventry Road.

The estate is located to the north east of Solihull town centre.

DESCRIPTION

The subject unit is a single storey brick built partly clad light industrial unit with roller shutter access of a shared yard on a gated small light industrial estate.

ACCOMMODATION

The unit offers B1 Light Industrial space and extend to:

Unit 5 2,030 sq ft (188.6 sq m)

QUOTING TERMS

The unit is available separately or combined with units 3 and 4 by way of a full repairing lease for a minimum term of 3 years at a quoting rent of £24,360 per annum, per unit. This paid quarterly in advance and is exclusive of VAT.

BUSINESS RATES

The occupying tenant is responsible for payment of the uniform business rates in relation to the unit and the current rateable values are as follows:-

Unit 5 £16,500

Any interested parties should make their own enquiries with Solihull Council/The Valuation Office in connection with any rating matters relating to the unit.

SERVICE CHARGE

An annual service charge is payable by the tenant to cover up keep of the estate and security provisions on the estate, such as gates and CCTV systems and the current annual service charge equates to 46p in the £ which produces an annual service charge of £933.80 in the current year.

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ENERGY PERFORMANCE CERTIFICATE (EPC)

The unit currently has a valid EPC assessment of C71.

VAT

VAT is payable upon all rents and service charge in relation to this unit.

VIEWING

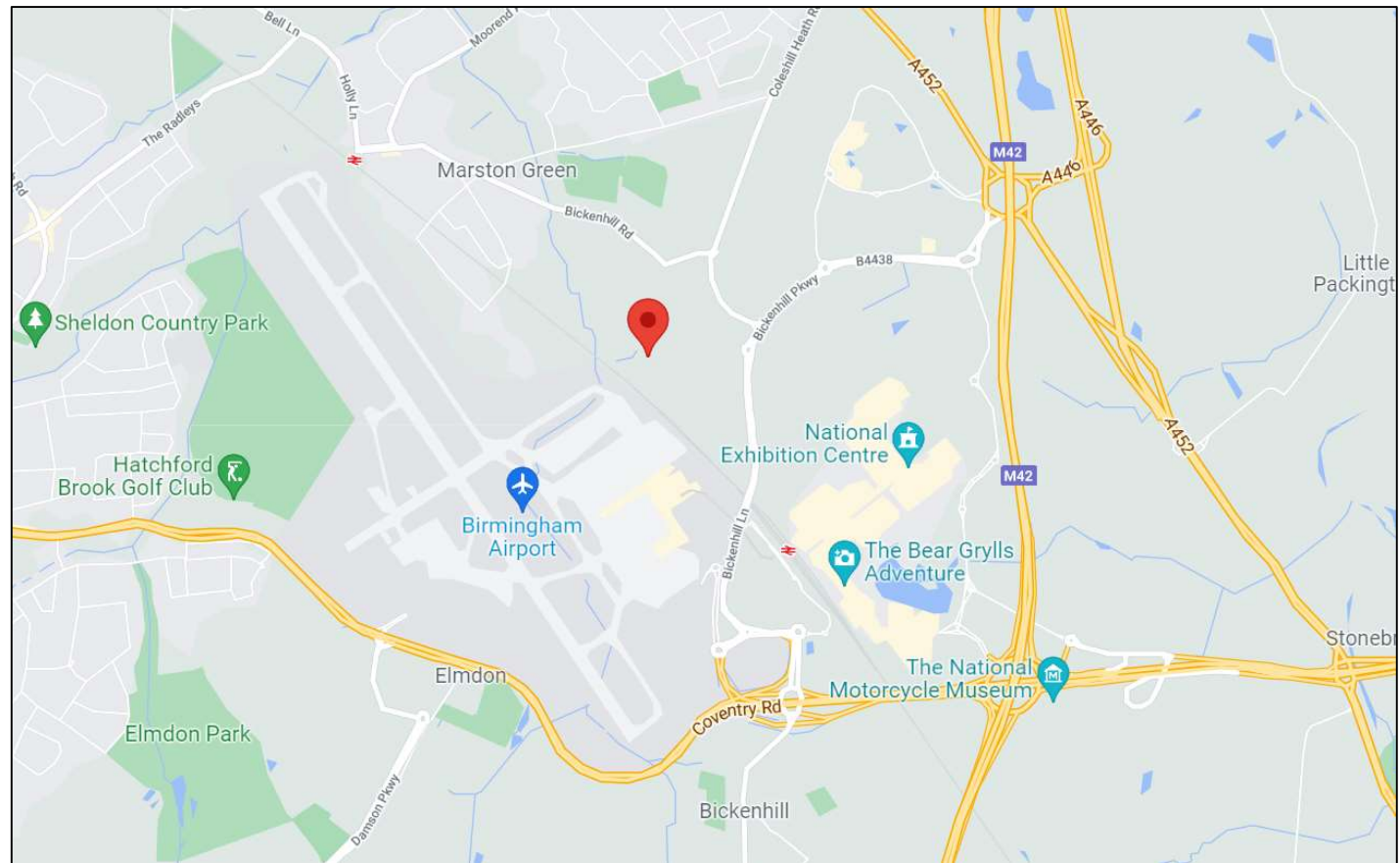
All viewings by prior appointment through this office.

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