

## BIZSPACE, ZENITH HOUSE HIGHLANDS ROAD SOLIHULL B90 4PD TO LET

RENTAL: FROM £5,200 PA

Quality serviced purpose-built office space

available on flexible terms

- \*Attractive Solihull location\*
- \*Generous car parking\*
- \*Access to meeting rooms\*
- \*Use of communal areas, including kitchen\*
- \*Furniture packages available\*
- \*24 hour access\*
- \*Free super-fast internet\*
- \*On-site café\*
- \*\*INCENTIVES AVAILABLE\*\*

### LOCATION

Zenith House is situated 2 miles south of Solihull and 2 miles north of Junction 4 of the M42, being well served by the transport network. It forms part of the successful 'Cranmore Business Estate', where nearby occupiers include Ferrari, Porsche, John Lewis, Screwfix and Topps Tiles.

### DESCRIPTION

Zenith House is a quality office location with various sized business space available on flexible terms. Occupiers benefit from generous communal areas, car parking facilities and meeting rooms to allow them to host important clients.

### ACCOMMODATION

Office space ranges from 110 sq ft to 763 sq ft (10.2 sq m to 70.9 sq m)

### LEASE

The units are available on flexible terms at rents starting from approximately £100 per week.

### RATES

Prospective tenants will be responsible for their own business rates, however, it is anticipated that some tenants will be eligible for small business rates relief.



### ENERGY PERFORMANCE CERTIFICATE

The property has a rating of 37 (Band B). A copy of the Energy Performance Certificate is available upon request.

### LEGAL COSTS

Each party is to be responsible for their own legal costs incurred throughout the transaction.

### SECURITY

In respect of any letting, it is likely that the landlord will require a rental deposit and/or personal guarantee by way of security from the successful applicant, together with credit/company checks as appropriate.

### VAT

We are advised that VAT is payable on the rental, however, interested parties are advised to make their own enquiries.

### MONEY LAUNDERING

Current legislation requires that we carry out Anti-Money Laundering checks on successful applicants.

### VIEWINGS

Strictly by prior appointment with the sole letting agents:-  
Centrick Commercial 0121 289 5009

These particulars are not to form part of a sale/letting contract and may be subject to errors and/or omissions therefore prospective purchasers/tenants must satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed with the sale/letting contract documentation or left in situ and gratis upon completion. The Agents have not formally verified any part of the property's officialy authorised planning use, structural integrity, tenure or availability/operation of services and/or appliances. Therefore, prospective purchasers/tenants are instructed to seek validation of all such matters prior to expressing any formal intent to purchase/lease. The property is sold/let subject to any rights of way, easements, wayleaves, covenants, any other issues or planning matters which may affect the legal title. Consequently, prospective purchasers/tenants are advised to seek validation of all above matters, prior to expressing any formal intent to purchase/lease.

### Commercial

2nd Floor, The Exchange, 19 Newhall Street, Birmingham B3 3PJ T: 0121 289 5009



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