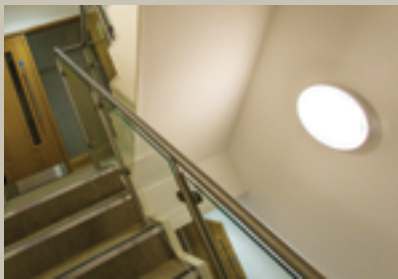


# 7 THE COURTYARD

707 WARWICK ROAD SOLIHULL B91 3DA



## Offices To Let

959 - 2,037 sq ft

Prime location opposite Mell Square Shopping Centre

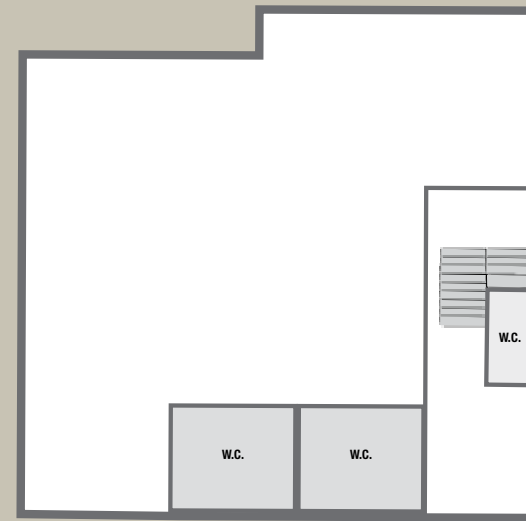
No 7 The Courtyard is a modern three storey office building. The specification includes:

- Open plan offices
- Suspended ceilings with metal ceiling tiles
- Carpeted floors incorporating floor boxes
- Ceiling mounted comfort cooling
- LG7 lighting
- Perimeter heating
- On site car parking

# 7 THE COURTYARD

707 WARWICK ROAD SOLIHULL B91 3DA

Ground Floor	959 sq ft
First Floor	1,078 sq ft
Second Floor	LET
<b>Total</b>	<b>2,037 sq ft</b>



**UNIT 7  
TYPICAL FLOOR PLAN**  
(not to scale)



SAT NAV: B91 3DA

## Lease Terms

The accommodation is offered by way of a new effectively full repairing and insuring lease direct from the landlord.

## Rent

Upon application.

## Service Charge

A service charge is levied for upkeep of the common areas.

## EPC

The building has an energy performance rating of C(55).

## Business rates

The Ingoing tenant will be responsible for the payment of Business Rates direct to the Local Authority.

## VAT

VAT will be payable on the rent and service charge.

## Viewing

Strictly by appointment with the joint agents.

**savills.co.uk** 

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