



STUDLEY
POINT

HIGH QUALITY
CONTEMPORARY
OFFICE SUITES

TO LET

From 1,420 sq. ft (132 sq. m)

88 BIRMINGHAM ROAD | STUDLEY B80 7AS

MODERN, FLEXIBLE OFFICE ACCOMMODATION IN A CONVENIENT PEACEFUL LOCATION - JUST A SHORT WALK FROM VILLAGE AMENITIES



Set over three floors with three wings, the building offers suites from 1,420 sq. ft and benefits from a feature entrance, canopy and reception.

The central core offers lift access to the upper floors with stairwell. In addition, each floor benefits from male, female and disabled WC's and a kitchen.

The building has been extensively refurbished for easy letting in suites with separate power supply and telephone connectivity. The site has excellent motorway access being just minutes from national motorway networks and local business centres.

With ample allocated on-site parking, Studley Point presents a rare opportunity to occupy high quality office space within easy reach of Bromsgrove, Solihull and South Birmingham.

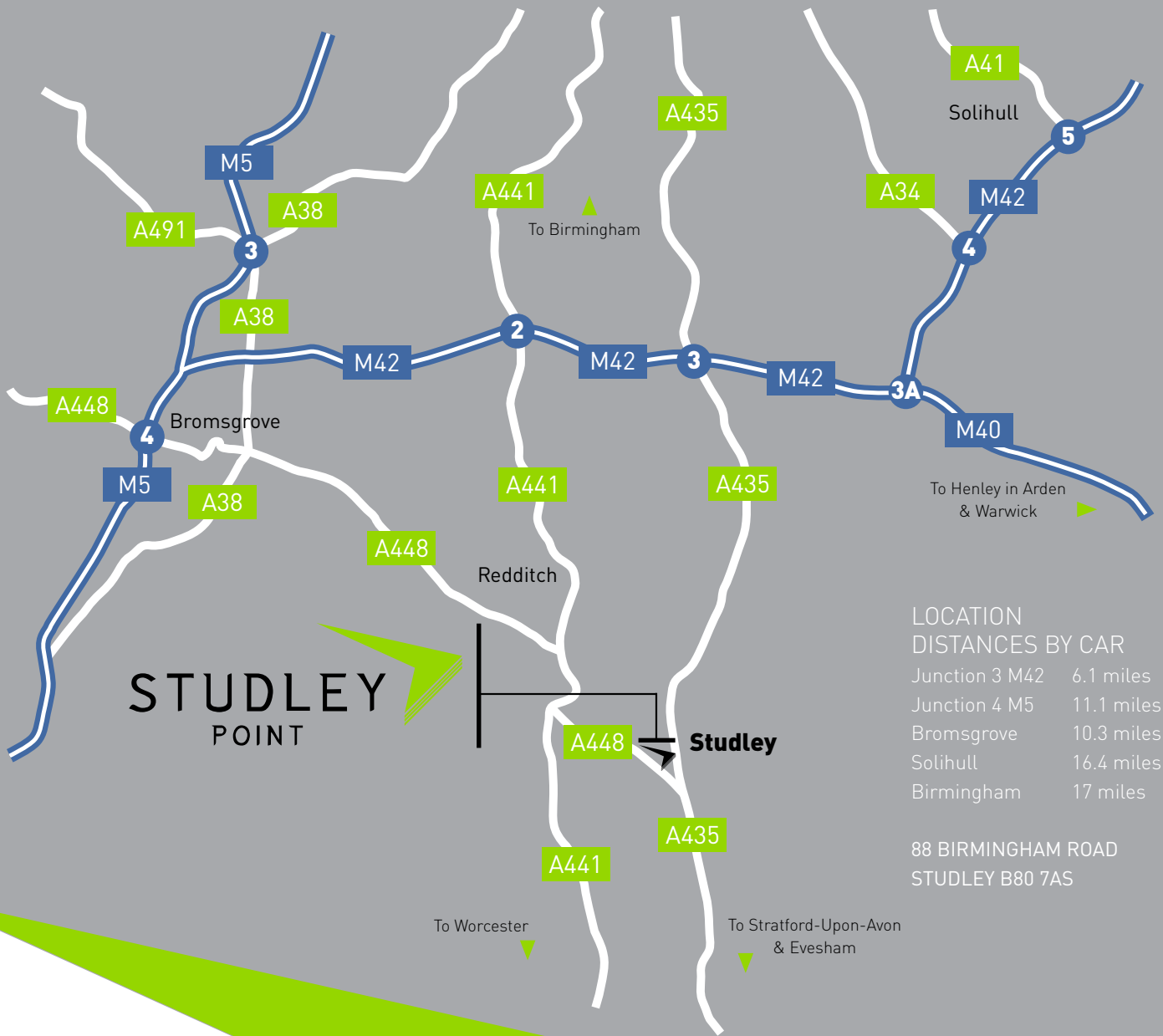
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SUPERIOR SPECIFICATION AT A PROMINENT LOCATION

The building provides efficient and cost-effective office space benefiting from:

- **Feature entrance and reception**
- **Flexible floorplates**
- **Comfort cooling**
- **Gas fired central heating**
- **Perimeter trunking**
- **Suspended ceilings with category II fluorescent lighting**
- **13 person passenger lift**
- **Back-up power generator**
- **Designed for easy letting**
- **Separate power supply and telephone connectivity**
- **Swipecard security access**
- **Car parking ratio of 1:200 sq ft additional parking available**
- **Dedicated visitor and disabled parking**



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LOCATION DISTANCES BY CAR

Junction 3 M42	6.1 miles
Junction 4 M5	11.1 miles
Bromsgrove	10.3 miles
Solihull	16.4 miles
Birmingham	17 miles

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