



# FRIARS GATE

SOLIHULL

OFFICES TO LET  
3,280 AND 7,979 SQ FT



A34 STRATFORD ROAD SOLIHULL, B90 4BN

FRIARS-GATE.CO.UK



## LOCATION

Friars Gate occupies a prominent position fronting the A34 Stratford Road, one of the main arterial routes providing direct access to the National motorway network. The property is within close proximity to Solihull town centre (5 minutes drive), Birmingham International Airport / Train Station and the NEC (15 minutes drive)

The property is surrounded by a variety of amenities including Tesco Superstore, David Lloyd, Virgin Active, Village Hotel and Sears Retail Park. The building also benefits from a Costa Coffee drive thru which is located at the front of the site.

## DESCRIPTION

Friars Gate comprises 2 buildings, FG1 and FG2, accessed by an impressive central reception and is one of the most successful multi-let office buildings in the area. It is home to a wide range of occupiers, from small to large multi-national organisations.

The property is accessed via an impressive reception area which provides informal visitor seating and a dedicated on-site building manager. The vacant suites provide an open plan working environment which benefit from significant levels of natural light and are easily configured to accommodate a range of business types. The property is accessible 24/7 with significant car parking at a ratio of 1:227 SQ FT.

## AVAILABILITY

**FG1** THIRD FLOOR

**3,280 SQ FT**

**FG2** FIRST FLOOR

**7,979 SQ FT**

## OCCUPIERS INCLUDE

- BANK OF IRELAND
- CATERPILLAR FINANCE
- THYSSENKRUPP LIFTS
- ENERGY & UTILITY SKILLS LTD
- NHS SOLIHULL CCG

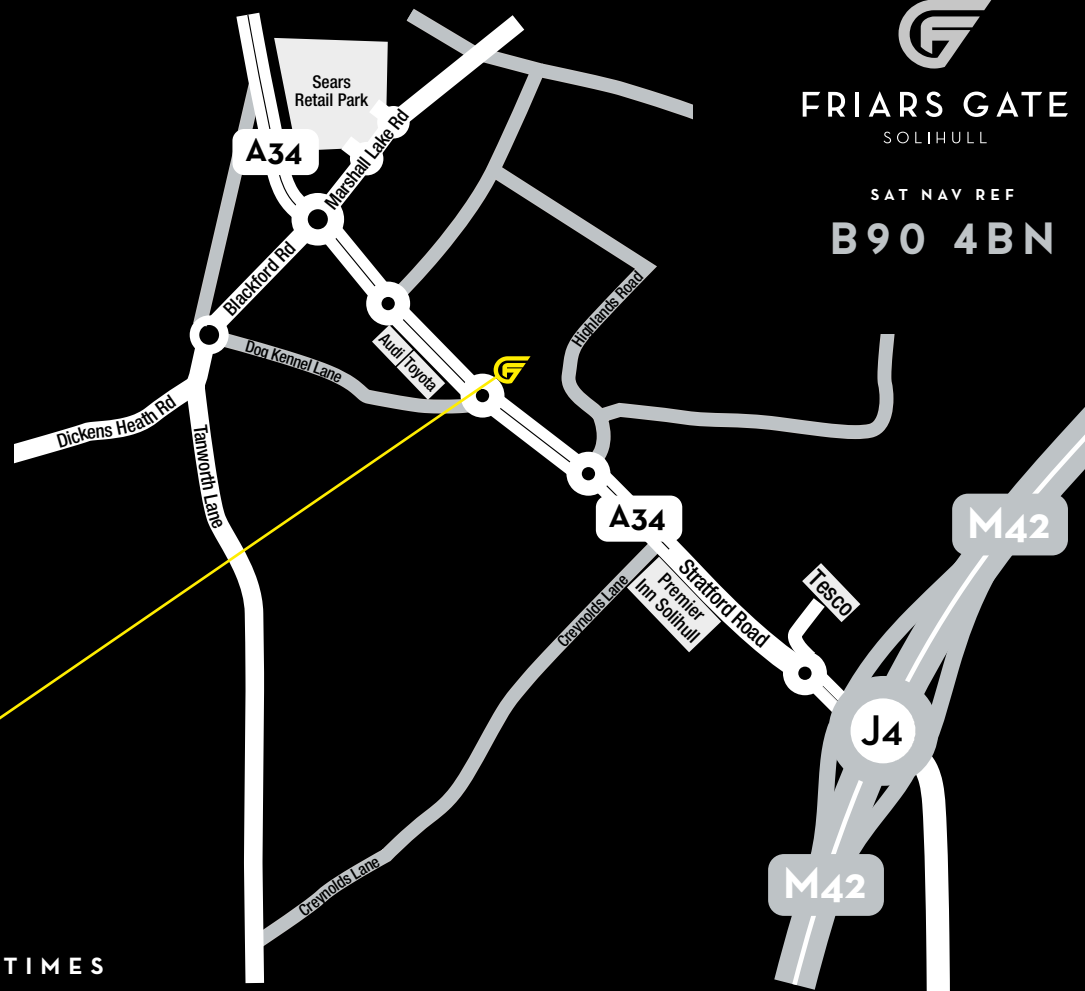




## SPECIFICATION

- / FEATURE RECEPTION WITH VISITOR SEATING
- / ON-SITE SECURITY/CONCIERGE
- / EXCELLENT ON-SITE CAR PARKING  
(RATIO 1:227 SQ FT)
- / SUSPENDED CEILING
- / LED LIGHTS
- / FULL ACCESS RAISED FLOOR WITH HIGH  
QUALITY CARPET THROUGHOUT
- / NEW COMFORT COOLING SYSTEM
- / CENTRAL HEATING
- / EPC RATED D (SCORE 78)
- / DDA COMPLIANT
- / ADJACENT TO COSTA COFFEE DRIVE THRU





**FRIARS GATE**  
SOLIHULL

SAT NAV REF  
**B90 4BN**

**GVA**

**0121 236 8236**  
gva.co.uk/8733

**0121 233 2330**

**KWB**

kwboffice.com

#### DRIVE TIMES

WARWICK : 22 min  
BIRMINGHAM : 26 min  
COVENTRY : 28 min  
LONDON : 1 hr 56 min

adrian.griffith@gva.co.uk

mrobinson@kwboffice.com

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