

Friars Gate

1011 Stratford Road,
Solihull, B90 4BN

- Part 3rd Floor
- Fully Fitted Office To Let
- 3,356 sq.ft





LOCATION

Friars Gate is located along the A34 (Stratford Road, which is one of the main arterial routes providing direct access to the National Motorway network.

Solihull Town Centre: 5 minute drive

Birmingham International Airport & NEC: 15 minute drive (8 miles)

Birmingham City Centre: 30 minute drive (10 miles)

Friars Gate is surrounded by a variety of local amenities including Costa Coffee, Tesco Extra, Village Hotel and Solihull Retail Park.





DESCRIPTION

Friars Gate comprises 2 buildings, FG1 and FG2 and accessed via a large central reception.

Occupiers Include:

- Bank of Ireland
- Caterpillar Financial Services
- Bromford Housing
- Linnaeus Group

Specification

- Fully fitted
- Feature reception with visitor seating
- Car Parking
- Suspended ceilings
- Raised Floors
- Comfort cooling
- Central heating
- DDA Compliant
- 24 Hour Access

ACCOMMODATION

	sq.ft	sq.m
Part 3rd Floor	3,356	331.7

LEASE TERMS

Available by way of:

An assignment of existing lease to expire 9th April 2025 (set inside sections 24-28 of the Landlord and Tenant Act 1954 Part II).

RENT

POA

Lease subject to rent review in November 2022.

BUSINESS RATES

c. £5.50 psf

*Awaiting Confirmation

SERVICE CHARGE

TBC

EPC

D - Score 78

VIEWING AND FURTHER INFORMATION

By appointment through sole agents of GL Hearn

Tracy Cooper

T +44 (0)7827 944642

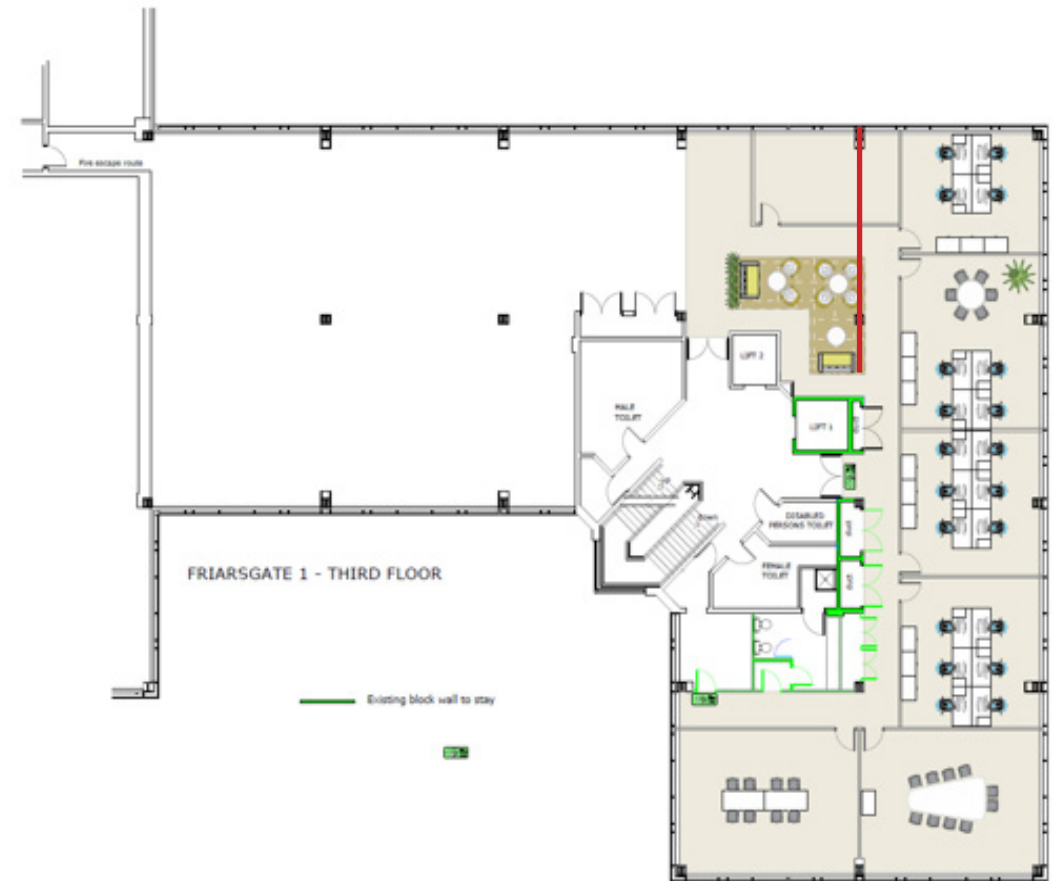
E tracy.cooper@glhearn.com

Ryan White

T +44 (0)7721 109822

E ryan.white@glhearn.com

FLOOR PLAN



Important Notice

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