

To Let

Modern open plan offices

**3800 Parkside,
Birmingham Business Park,
Solihull,
B37 7YE**



Approximate gross internal floor area of 2,098 to 5,122 sq ft

- Self-contained accommodation
- Full comfort cooling system
- Generous car parking
- Excellent motorway access



Location

Parkside is located on Birmingham Business Park, south east of Birmingham City Centre close to Birmingham International Airport, Resorts World and the NEC. The Park is located approximately 1 mile south west of junction 4 of the M6, plus approximately 1 mile north of junction 6 (The NEC) M42. Direct access to Birmingham Business Park is via the A452 Chester Road.

Parkside is situated on Solihull Parkway, the main Birmingham Business Park estate road, opposite the Waterside Centre, which provides the parks' amenity offering.

Birmingham International Railway station is 2 miles away. From there, trains run to Birmingham New Street in only 11 minutes and to London Euston in 1 hour and 10 minutes, on the fastest trains.

Description

Parkside 3800 is a modern two storey office building with a double height reception area. The available suite forms part of a ground floor wing at the front of the building.

The internal specification includes suspended ceilings, comfort cooling, recessed diffused LG3 compliant lighting, fully accessible raised floors, with male and female toilets in the common area on each floor. The building is also DDA compliant.

Accommodation

Ground floor (suite 1)	2,089 sq ft	195.0 sq m
First floor (suite 5)	3,024 sq ft	281.0 sq m

Car Parking

The building benefits from a car parking ratio of 1:199 sq ft. These are situated to the front, side and rear of the building.

Tenure

The property is available on a new lease for a term of years to be agreed.

Rent

£15.50 per sq ft.

Building Service Charge

A building service charge will be payable. Further details available from the agent.

Business Rates

Parties should confirm this figure with the local rating authority.

EPC

The building has been awarded a D (92) rating.

Legal Costs

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

VAT

All prices, premiums and rents etc are quoted exclusive of VAT at the prevailing rate.

Viewings

Strictly by prior appointment with the agent.

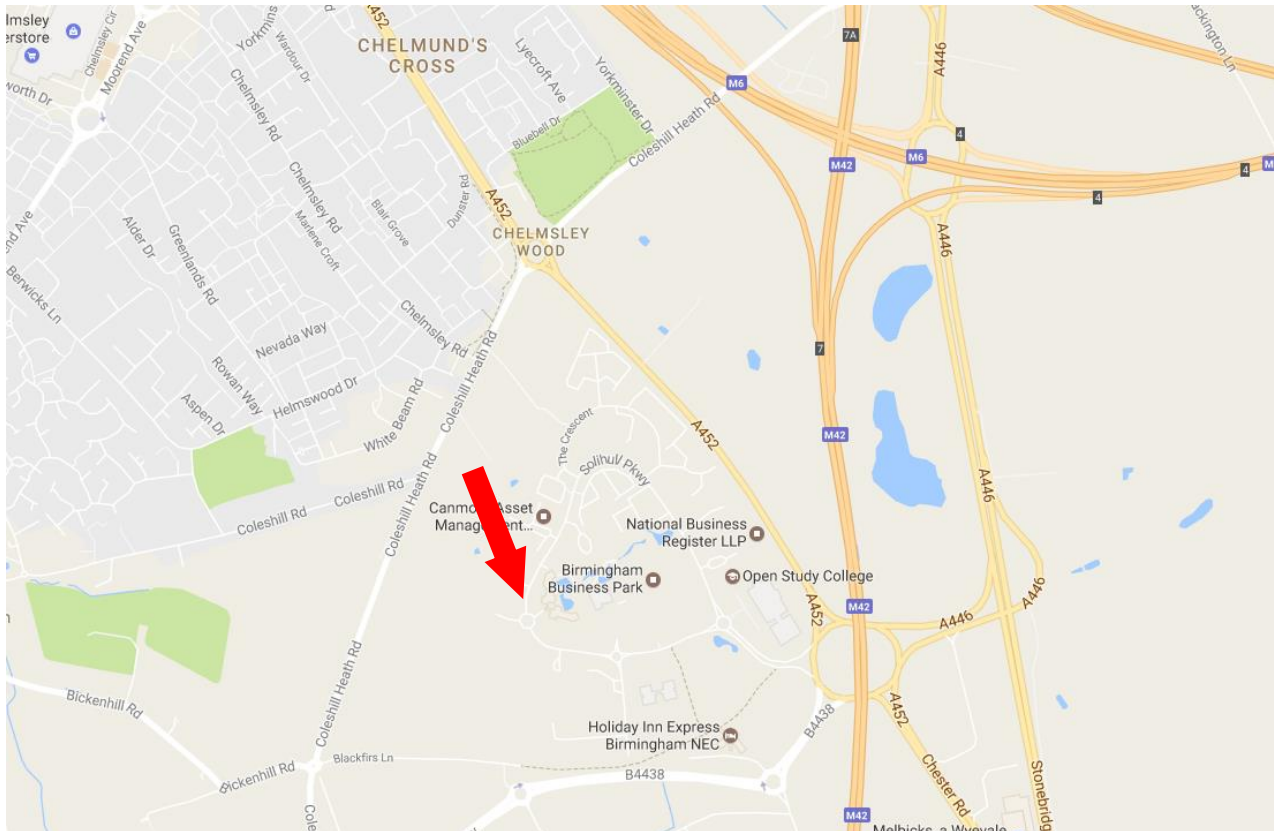
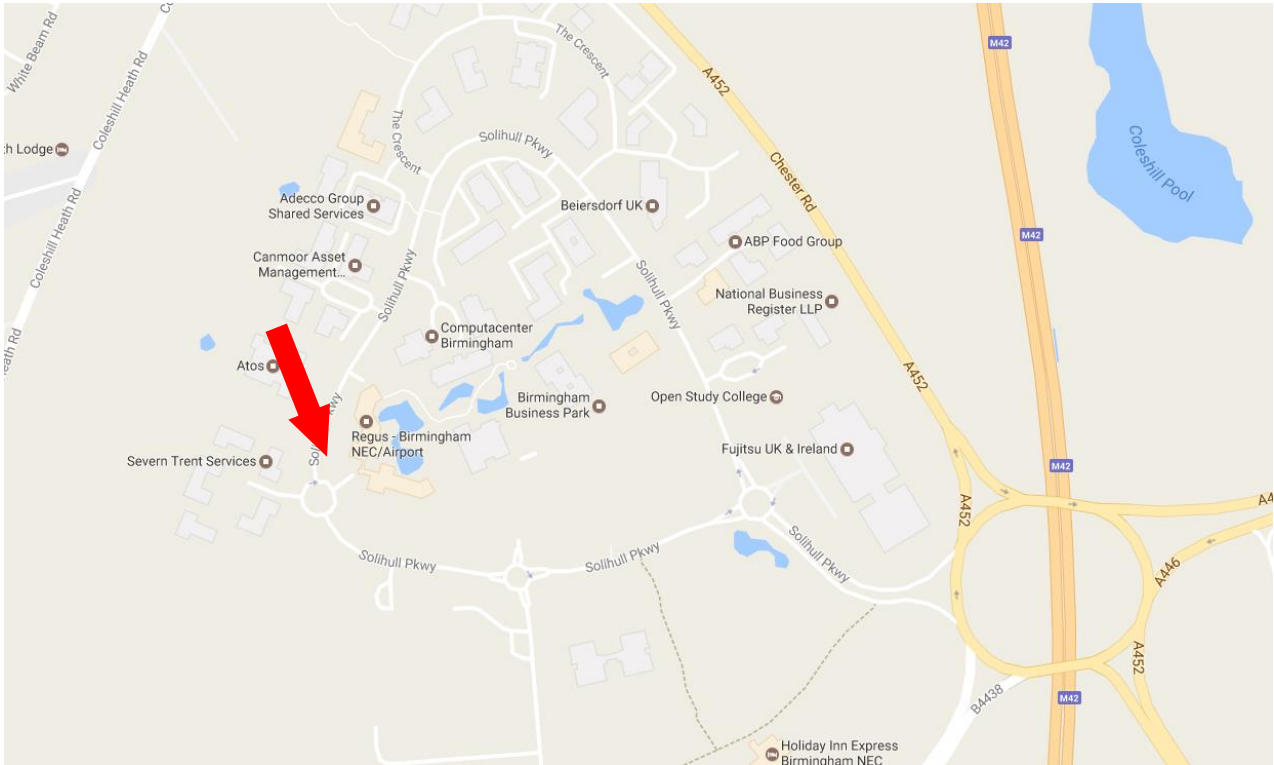
Malcolm Jones

Email: mjones@kwboffice.com

Tel: 0121 212 5992

Mob: 07845 848 425





Misrepresentations Act

The Misrepresentations Act 1967 and Property Misdescriptions Act 1991 – Conditions under which particulars are issued KWB (and their joint agents where applicable) for themselves and for the vendors or lessors of this property for whom they act, give noticed that:

- i. These particulars are a general outline only, for guidance of prospective purchasers or tenants, and do not constitute the whole of any part of an offer or contract.
- ii. KWB cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy
- iii. No employee of KWB (and their joint agents where applicable) has authority to give any warranty to enter into any contract whatsoever in relation to the property
- iv. Rents, prices, premiums and services charges quoted in these particulars may be subject to VAT in addition
- v. Subject to contract