

To Let

Modern headquarters office building

**3900 Parkside,**  
Birmingham Business Park,  
Solihull,  
B37 7YE



**Approximate gross internal floor area of 11,474 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 here, trains run to Birmingham New Street is only 11 minutes and to London Euston 1 hour and 10 minutes on the fastest trains.

## Description

Parkside 3900 is a modern two storey office building with a double height reception area. This provides access to two wings of largely open plan offices as well as an 8 person lift and stairs to the first floor. The first floor also provides open plan offices with some meeting rooms in place.

The internal specification includes suspended ceilings, comfort cooling, recessed diffused LG3 compliant lighting, fully accessible raised floors, double glazed windows and male and female toilets on each floor. The building is also DDA compliant.

The building's interior was refurbished 3 years ago. These works included the installation of a comfort cooling system and a refurbishment of the common parts including lifts and toilets.

## Accommodation

| Description      | Sq Ft         |
|------------------|---------------|
| Ground floor     | 5,737         |
| First floor      | 5,737         |
| <b>Total GIA</b> | <b>11,474</b> |

## Car Parking

The building benefits from 60 car parking spaces (1:191 sq ft). These are situated to the front, side and rear of the building.

## Tenure

A new FRI lease will be available for a term of years to be agreed.

## Rent

£15.50 per sq ft.

## Estate Charge

An estate charge will be levied. Further details are available from the agent.

## Business Rates

Parties should confirm this figure with the local rating authority.

## EPC

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

## 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 joint agents

### Mark Robinson

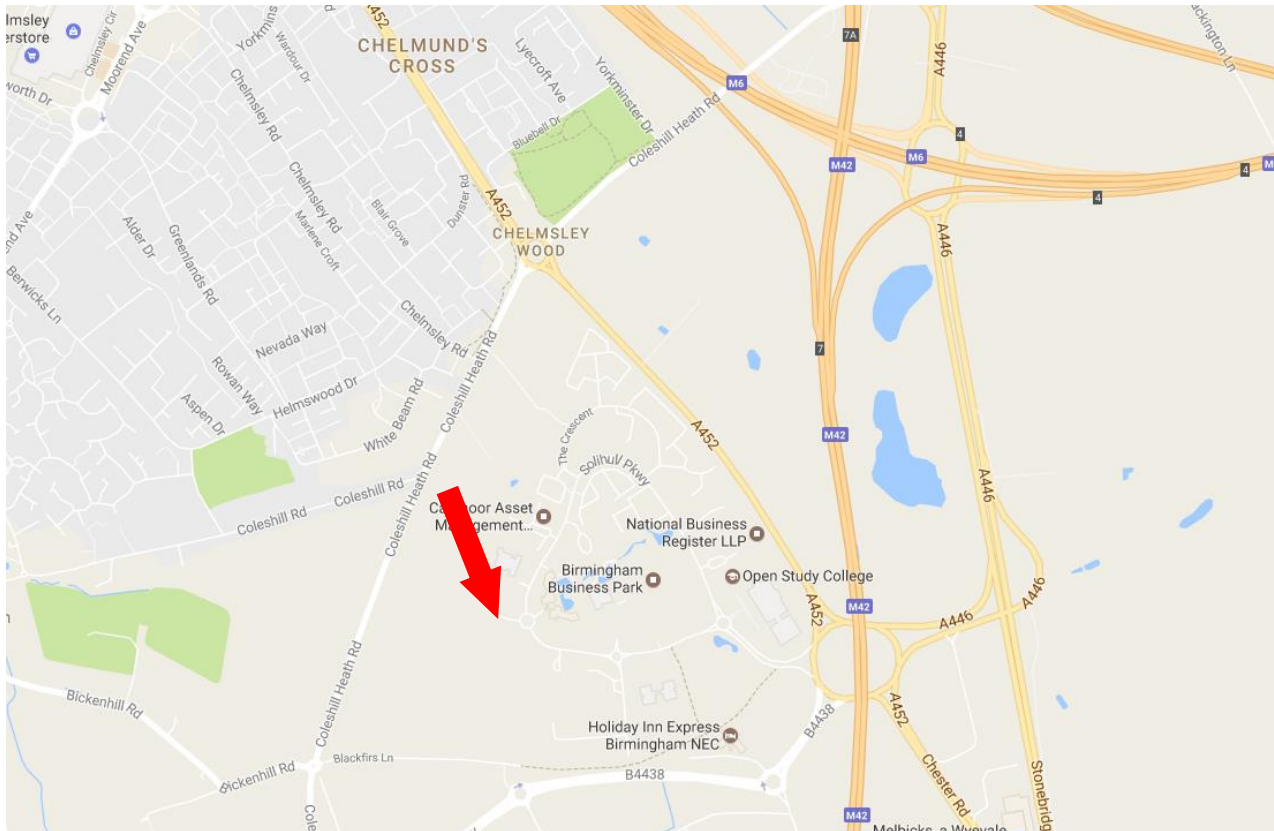
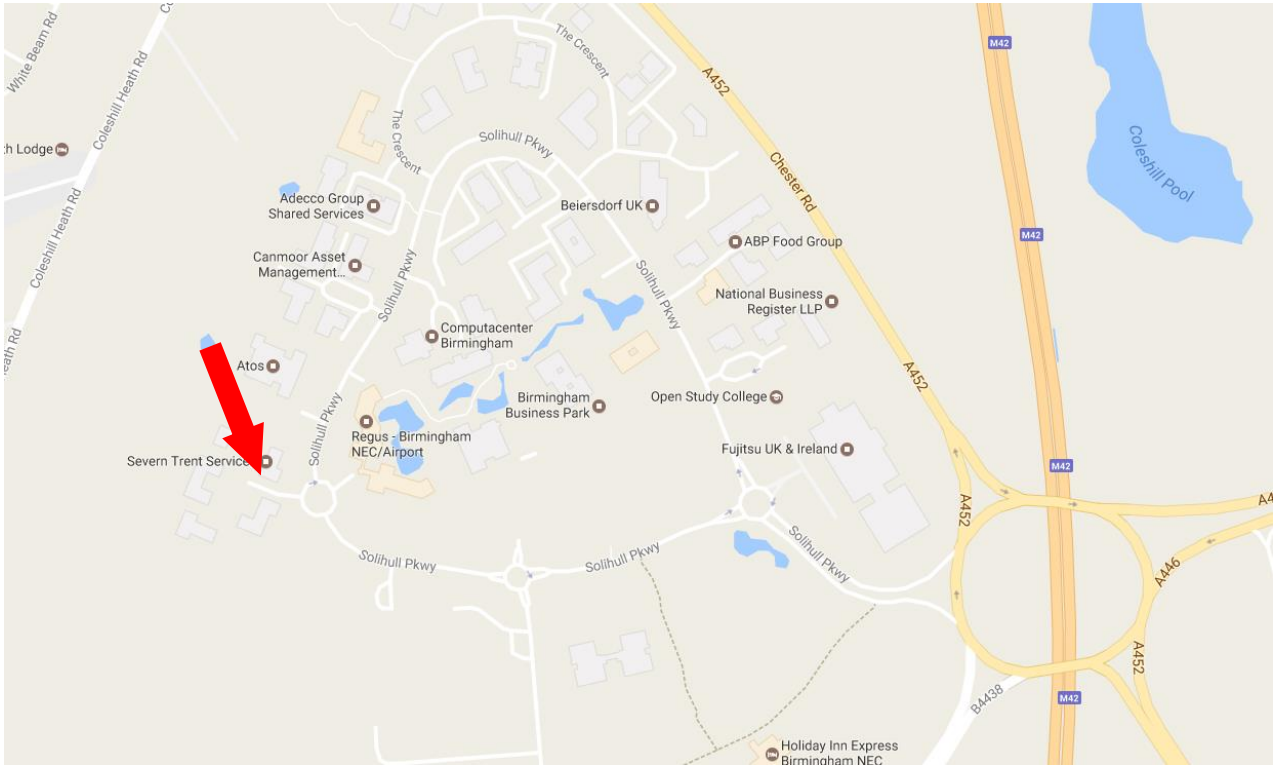
Email: [mrobinson@kwboffice.com](mailto:mrobinson@kwboffice.com)

Tel: 0121 212 5994

Mob: 07774 929 782







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