



1750

SOLIHULL PARKWAY

BIRMINGHAM BUSINESS PARK - SOLIHULL

COMPREHENSIVELY REFURBISHED SELF-CONTAINED OFFICE BUILDING

To Let (May Sell) 4,762 sq ft (442.20 sq m)



Birmingham Business Park is set within 148 acres of mature parkland, is the West Midlands' premier business park offering an unrivalled location, accessed from M6 J4 and M42 J6 and in close proximity to Birmingham Airport, Birmingham International Station, Resorts World, the NEC and the proposed HS2 Solihull Interchange Terminal.

1750 Solihull Parkway has been comprehensively refurbished providing a Grade A, two storey, self-contained office building amounting to 4,762 sq ft (442.40 sq m), situated at the centre of Birmingham Business Park.

The park has a comprehensive range of on site amenities and numerous prestigious occupiers.

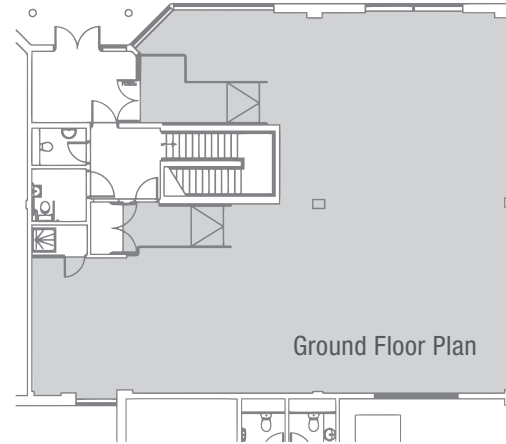
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|-----------------------|-----------------------|------------------------|------------------------------|
| 1 Day nursery | 5 Hotel | 9 Capita | 13 Changan Automotive |
| 2 Pane E Caffè | 6 Public House | 10 Ryder Trucks | 14 EE |
| 3 WH Smith | 7 Rolls Royce | 11 IMI | 15 Atos |
| 4 Dry cleaners | 8 Fujitsu | 12 Goodyear | 16 Greggs |



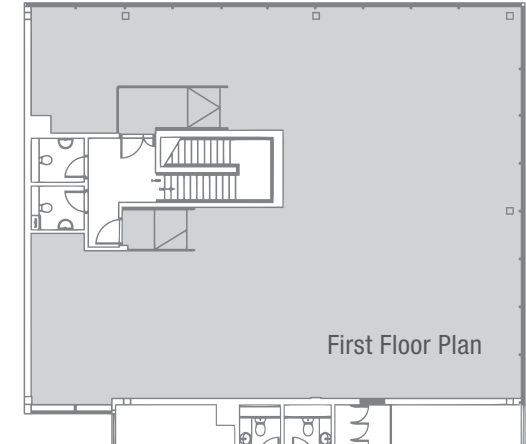
First Floor



First Floor



Ground Floor Plan



First Floor Plan

Specification

Comprehensively refurbished including:

- New air conditioning
- New raised access floors
- New suspended ceilings
- New LED Lighting
- New Shower
- New WC's and disabled WC's
- 24 car parking spaces (1 per 200 sq ft)
- EPC rating D (97)

Rental/Price

£19.50 per sq ft

The premises are available on a new Full Repairing and Insuring lease for a term to be agreed.

Service Charge

A service charge is payable equating to £1.30 per sq ft.

Rateable Value

The current rateable value for the building is £64,184 pa.

Rates Payable

The rates payable for 2019/2020 are estimated to be £32,349 pa (£6.79 per sq ft). Tenants are to make their own enquiries with the local authority.

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A strategic location with easy access to numerous on site and nearby facilities.



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BIRMINGHAM BUSINESS PARK
SOLIHULL

SAT NAV: B37 7YD

Viewing

To view or for further information contact:

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