

# GEORGE ROAD

B U S I N E S S   P A R K

395 GEORGE ROAD, ERDINGTON,  
BIRMINGHAM, B23 7RZ



OFFICES, STORAGE AND WORKSHOPS - **TO LET**  
UP TO 95,000 SQ FT (9,000 SQ M)

Owned and Managed by:

 **0121 228 0000**  
**pallmallestates.co.uk**  
High value, low cost, flexible business space to let throughout the UK





## LOCATION

George Road is within easy access of the A38 and Junction 6 of the M6, leading to the M42, M5 and the national motorway network. Birmingham International Airport and the National Exhibition centre are approximately 20 minutes away. There are regular local bus services to and from Birmingham City Centre, Erdington and Sutton Coldfield and Gravelly Hill train station is within walking distance. A range of shops, cafes and supermarkets are also close by.





## DESCRIPTION

**George Road Business Park, is a 95,000 sq ft (9,000 sq m) property covering 4.6 acres (1.9 hectares) comprising an office complex, storage units and workshops. Fronting George road in Erdington, the property is approximately 4 miles north of Birmingham city centre.**

Set in tranquil surroundings overlooking a lake, the business park offers in excess of 50,000 sq ft (5,000 sq m) of office space, along with workshops and storage totalling 40,000 sq ft (3,800 sq m) with generous on-site parking for over 300 cars.

The two and three storey brick built offices offer the flexibility of open plan, cellular space, or a combination, within a single suite, a floor, a self-contained building or up to approximately 53,000 sq ft within two buildings.

The offices are fully carpeted with central heating. They benefit from suspended ceilings, perimeter trunking and there is partial airconditioning. The business park also provides generous onsite car parking.

A variety of storage and workshop accommodation is available with units from approximately 2,000 sq ft to 40,000 sq ft which may be combined. For further details please contact the landlord or letting agent.



## UNIT SIZES

### OFFICES

From approx	14,000 sq ft - 53,000 sq ft (1,300 sq m - 4,923 sq m)
George House	14,000 sq ft (1,300 sq m)
Douglas House	16,000 sq ft (1,486 sq m)
Shenstone House	23,000 sq ft (2,136 sq m)

### WORKSHOPS & STORAGE

From approx	2,000 sq ft - 40,000 sq ft (185 sq m - 3,716 sq m)
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## FEATURES & AMENITIES

- Mixed use Office, Storage & Workshop units
- Parking for over 300 cars
- Flexible office accommodation
- Easy access to national motorway network
- Close to Birmingham City centre
- Pleasant location overlooking lake



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## DRIVE TIMES

	Miles	Mins
A38 / M6 - Junction 6	1.3	5
Birmingham City Centre	3.5	15
Birmingham Int. Airport	11.8	27
Coventry	20.4	32
Manchester	82	101

## TRAIN TIMES

from Gravelly Hill	Mins
Birmingham New Street	12
Birmingham International	34
Wolverhampton	39
Coventry	45

## RENTAL

Terms to be agreed.

## SERVICE CHARGE

A charge will be levied to cover the cost of all services provided to the property.

## VAT

All costs are exclusive of VAT.



Agent:



Owned and Managed by:

