

**George Road Business Park, 395 George Road,
Erdington, Birmingham, B23 7RZ**



TO LET

Office Campus with Storage & Workshops
Space Available Up To 90,000 ft² (9,000 m²)

George Road Business Park, Erdington, B23 7RZ

Offering a mix of offices, storage and workshop units and catering for a variety of uses

Overview

- Mixed Use Commercial Premises offering Offices, Storage & Workshop space.
- Secure Car Parking for over 300 cars with Manned Security
- Flexible Office Accommodation
- Easy Access to National Motorway Network
- Close to Birmingham City Centre



Location

Fronting George road in Erdington, the property is approximately 4 miles north of Birmingham city centre.

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, whilst Erdington, Sutton Coldfield and Gravelly Hill train stations are within walking distance.

A range of shops, cafes and supermarkets are also close by.

Description

George Road Business Park, is a 90,000 sq. ft (9,000 sq. m) property covering 4.6 acres (1.9 hectares) comprising an office complex, storage units and workshops.

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 and also benefit from suspended ceilings, perimeter trunking and partial air-conditioning.

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.

VAT

All figures quoted are exclusive of VAT which may be payable.



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)

Set in tranquil surroundings overlooking

Rental / Terms

Please contact the agent for rental price and terms.

Service Charge

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

EPC Certificate

Available upon request from the agent.

Legal fees

Each party will be responsible for their own legal costs incurred.

Services

It is understood that mains water, electricity and drainage are available for the property. It is the responsibility of any prospective purchaser to ensure these services are available and adequate for any future use on the property.

Viewing

The property may be inspected by prior appointment via the agent, Siddall Jones on 0121 638 0500.





SIDDALL JONES
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.