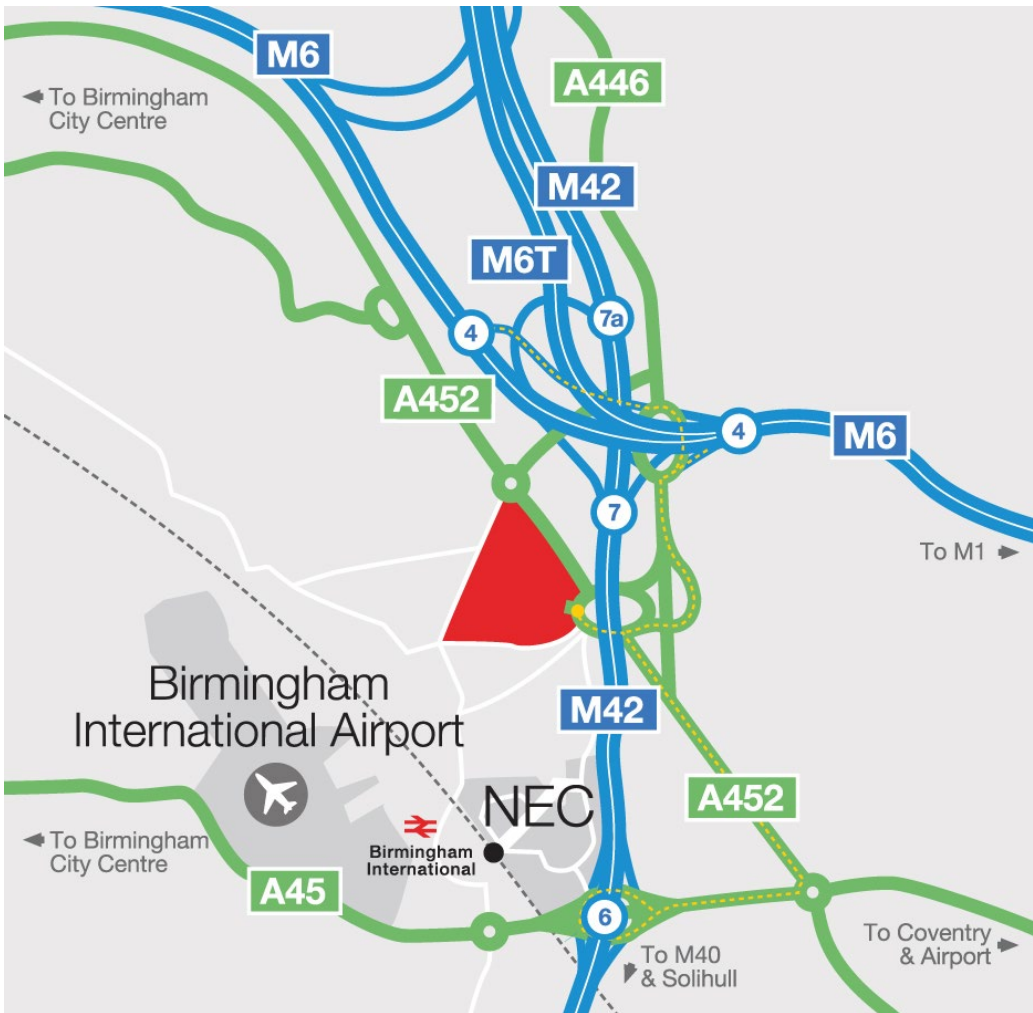


2222 - 2226 BIRMINGHAM BUSINESS PARK, SOLIHULL, B37 7YE
GROUND FLOOR OFFICE SPACE FROM 68.11 SQ M - 209.55 SQ M (733 SQ FT - 2,256 SQ FT)



- Suspended ceiling
- Category II lighting
- Central heating
- Double glazed windows
- 24 hour access
- 13 car parking spaces
- Underfloor trunking



LOCATION

The property is situated on The Crescent, which forms part of the established Birmingham Business Park, the premier office location in the West Midlands. Birmingham Business Park occupies a strategic location with excellent communication links making it ideal for regional, national and international markets, and is demonstrated by the presence of other local occupiers such as Fujitsu, EE, Severn Trent Water and IMI. The Property provides excellent transport links to the region's motorway network with access to the M6 motorway under 1.5 miles from the property. Birmingham City Centre is approximately 10 miles to the west of the property. Birmingham International Airport and Birmingham International railway station are also within easy reach providing very convenient communication links.

VAT

VAT will be chargeable in addition to the quoted price and costs.

DESCRIPTION

The space comprises the self-contained interconnecting ground floor accommodation across 3 double storey office buildings and offers the following specification:

- Suspended ceiling
- Category II lighting
- Central heating
- Double glazed windows
- Underfloor trunking
- 13 car parking spaces

ACCOMMODATION / RENT

	SQ M	SQ FT	RENT
2222	70.72	761	£11,035
2224	70.72	761	£11,035
2226	68.11	733	£10,630
Total	209.55	2,256	£32,700

TENURE

The premises are available on a new effective FRI lease for a term to be agreed.



Misrepresentation: Darby Key Property give notice that these particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, Lessees or Third Party should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Darby Key Property, or its joint agents, has any authority to make any representation or warranty whatsoever in relation to this property.

VIEWINGS By prior appointment with the sole agents

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