

TO LET

High Quality Office Premises
1,216 - 4,643 Sq Ft
(113.0 - 431.3 Sq M)

Virginia House,
56 Warwick Road, Solihull, B92 7HX



VIRGINIA HOUSE



Virginia House, 56 Warwick Road, Solihull, B92 7HX



Well located and prominent office premises benefitting from a high quality modern specification throughout

- Three suites available
- First floor rear (1,612 sq ft)
- Second floor right hand side (1,216 sq ft)
- Third floor rear (1,815 sq ft)
- Open plan office accommodation
- Built to a good specification with suspended ceilings and inset lighting
- Allocated parking available
- DDA compliant
- Attractive glazed reception area
- Prominent location



Charles Warrack 07977 512 965



charles.warrack@fishergerman.co.uk



Jack Dutton 07814 069 462



jack.dutton@fishergerman.co.uk



fishergerman.co.uk



Prominently located office building

Location

Virginia House is prominently located fronting the A41, Warwick Road, with access to a rear car park off Brookvale Road. The A41 provides direct access to central Birmingham, approximately 6 miles to the north and to Solihull, approximately 3 miles to the south.

Motorway access is provided by Junction 5 of the M42, approximately 4 miles to the south. Olton Train Station is within walking distance and provides direct and regular access to Birmingham Moor Street.

Nearby amenity includes multiple convenience stores, restaurants, and petrol filling stations.

Description

Virginia House comprises a detached four storey office building of brick construction, surmounted by a flat roof.

To the ground floor is a glazed open plan reception, serviced by a passenger lift.

Each available suite comprises modern, open-plan accommodation benefitting from suspended ceilings and kitchenette facilities. Male and female WCs are provided.

Externally, the property is landscaped to the front elevation and serviced by a secure car park to the rear.

Accommodation

Description	Sq M	Sq Ft
First Floor Rear	149.75	1,612
Second Floor RH Side	112.97	1,216
Third Floor Rear	168.62	1,815
Total	431.3	4,643

Parking Provision

First Floor: 3 spaces.
Second Floor RH Side: 3 spaces.
Third Floor Rear: 5 spaces

Rent

£15 per sq ft per annum exclusive, subject to contract.

Tenure

The accommodation is available on a new effective full repairing and insuring lease for a negotiable term.

Business Rates

As of 1st April 2023, the Rateable Values are as follows:

First floor Rear: £15,500
Second Floor RH Side: £11,250*
Third Floor Rear: £15,000

2023/2024 Rates Payable 49.9p in the £.

*The ingoing tenant could benefit from small Business Rates relief if they meet certain criteria. Please contact the Local Authority for more information.

Services

We understand the property benefits from water, electricity and gas central heating throughout.

We confirm we have not tested any of the service installations and any occupiers must satisfy themselves as to the state and condition of such items.

Service Charge

A service charge is payable in respect of the upkeep of the common parts.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

EPC

Energy Performance Rating C 54.

Fixtures & Fittings

Any fixtures and fittings not expressly mentioned within these particulars are excluded from the letting.

Anti Money Laundering

The successful tenant will be required to submit information to comply with Anti Money Laundering Regulations.

VAT

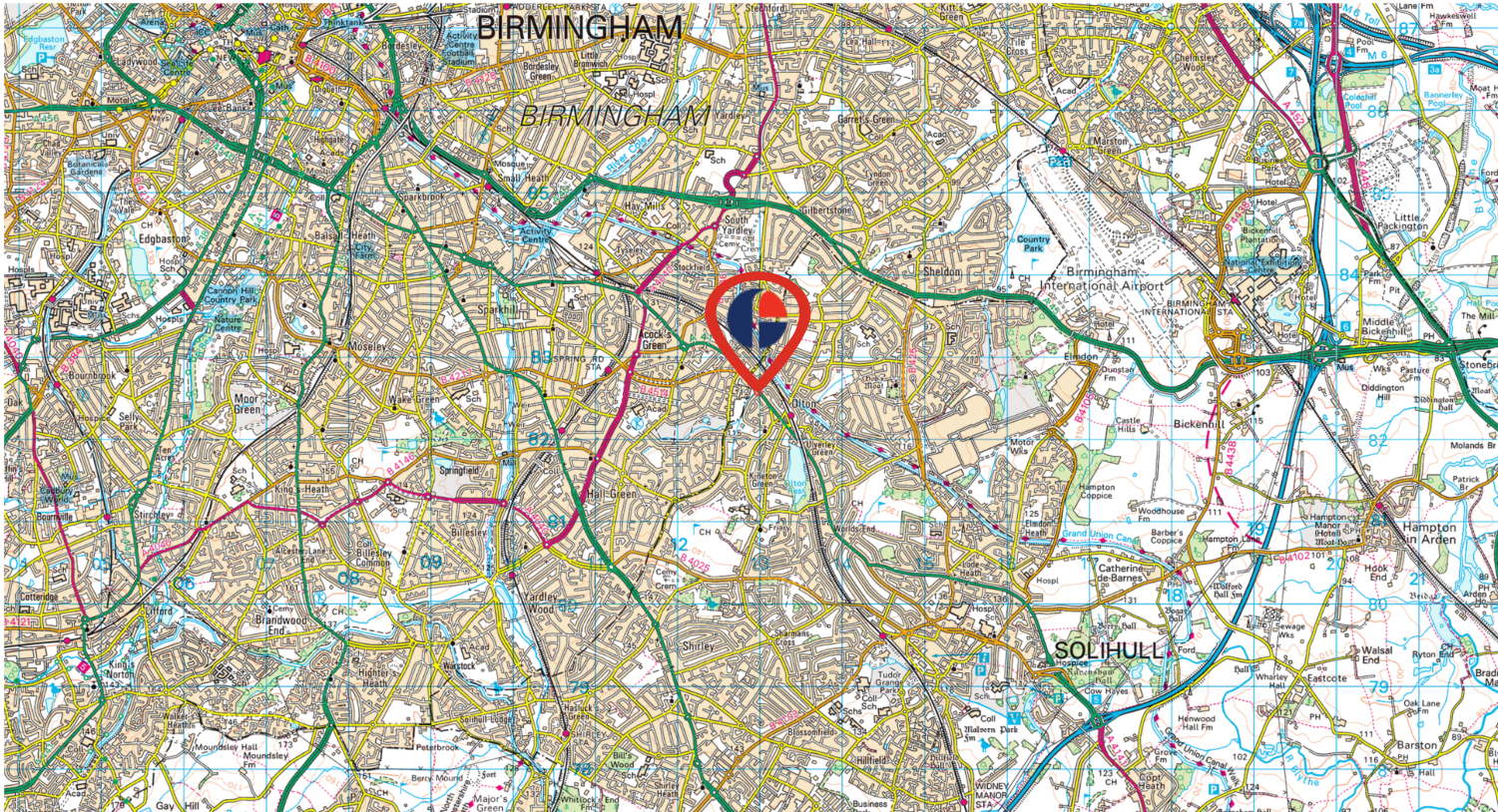
Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT). Any intending tenant should satisfy themselves independently as to VAT in respect of this transaction.

Viewings

Strictly by prior arrangement with the agent.



VIRGINIA HOUSE



Produced on Feb 13, 2023.
© Crown copyright and database right 2023 (licence number 100059532)

2 km
Scale 1:64200 (at A4)



Approximate Travel Distances



Locations

- Solihull - 3.3 miles
- Birmingham - 8.9 miles
- Coventry - 14.2 miles



Nearest Station

- Olton - 0.4 miles



Nearest Airport

- Birmingham Int - 6.8 miles



Please Note

Fisher German LLP and its Joint Agents give notice that: 1. They have no authority to make or give any representation or warranty on any property whether on their own behalf or on behalf of their clients or otherwise. 2. They do not owe any duty of care to you and assume no responsibility for any statements, representations, warranties or otherwise made in the particulars and you should not rely on those in the particulars. 3. The particulars are produced in good faith are set out as a general guide only and do not constitute or form an offer or a contract or part thereof. 4. Any photographs, descriptions, plans, measurements, distances and any other details in the particulars are approximate estimates only taken as the property appeared at the time and should not be relied upon as factually accurate. 5. Fisher German assumes prospective purchasers/tenants have carried out inspections to satisfy themselves that the information in the particulars is correct. Particulars dated February 2023. Photographs dated February 2023.

