

**fisher  
german**

# Virginia House

56 Warwick Road, Solihull, B92 7HX

Leasehold  
High Quality Office Premises

1,815-4,896 Sq Ft (168.62-454.85 Sq M)



**To Let | £15 per sq ft**



## Amenities



Open Plan



Suspended  
Ceilings



DDA  
Compliant



Reception  
Area



Prominent  
Location



Allocated  
Parking

## Virginia House

1,815-4,896 Sq Ft (168.62-454.85 Sq M)

### 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.

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

## 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 amenities include multiple convenience stores, restaurants, and petrol filling stations.

### Locations

Solihull: 3.3 miles

Birmingham: 8.9 miles

Coventry: 14.2 miles

### Nearest station

Olton: 0.4 miles

### Nearest airport

Birmingham International: 6.8 miles



## Accommodation

Description	Sq Ft	Sq M
Third Floor Rear	1,815	168.62
Third Floor Front	3,081	286.23
<b>Total</b>	<b>4,896</b>	<b>454.85</b>



## Further information

### Rent

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

### Parking Provision

Third Floor Rear: 5 spaces

Third Floor Front - 8 spaces.

### Tenure

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

### Business Rates

The occupier will be responsible for the payment of Business Rates.

### 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 Fisher German or our joint agents KWB 0121 212 5992.



## Contact us



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Particulars dated October 2025. Photographs dated February 2023.



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