

# Wellington House

Starley Way,  
Solihull, B37 7HB

11,250 Sq Ft To 23,520 Sq Ft  
2 Storey Self Contained



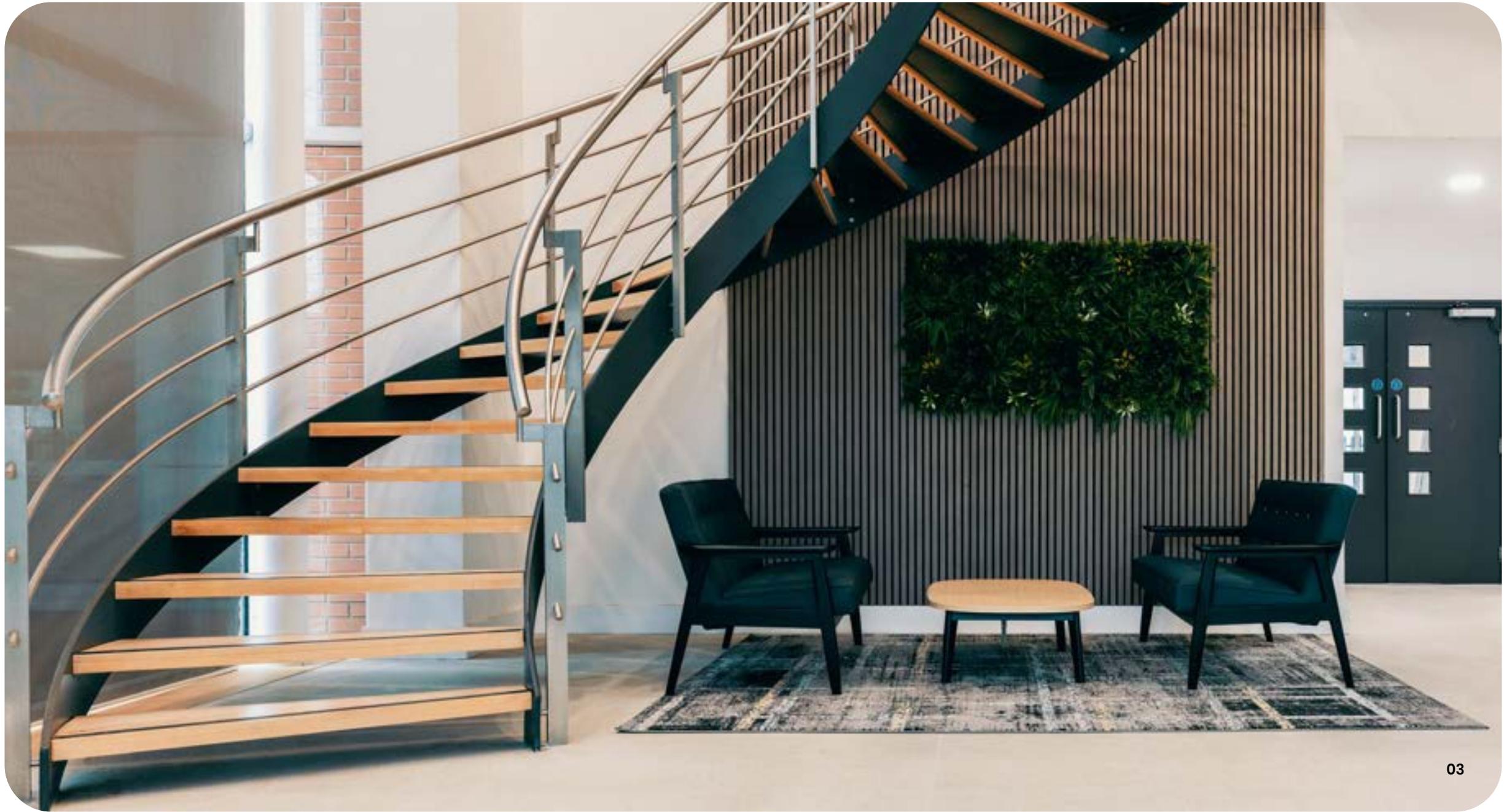
# A Superbly Located HQ Building

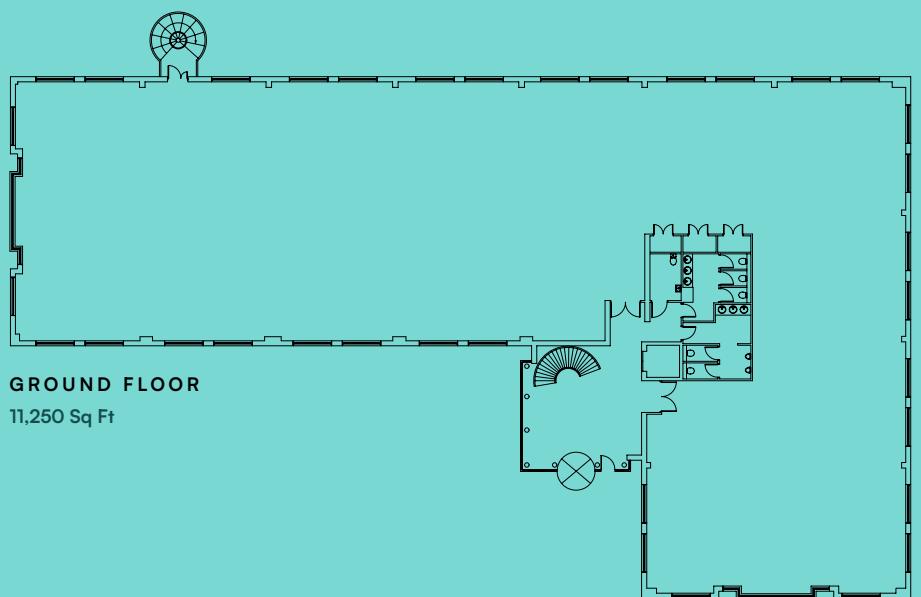
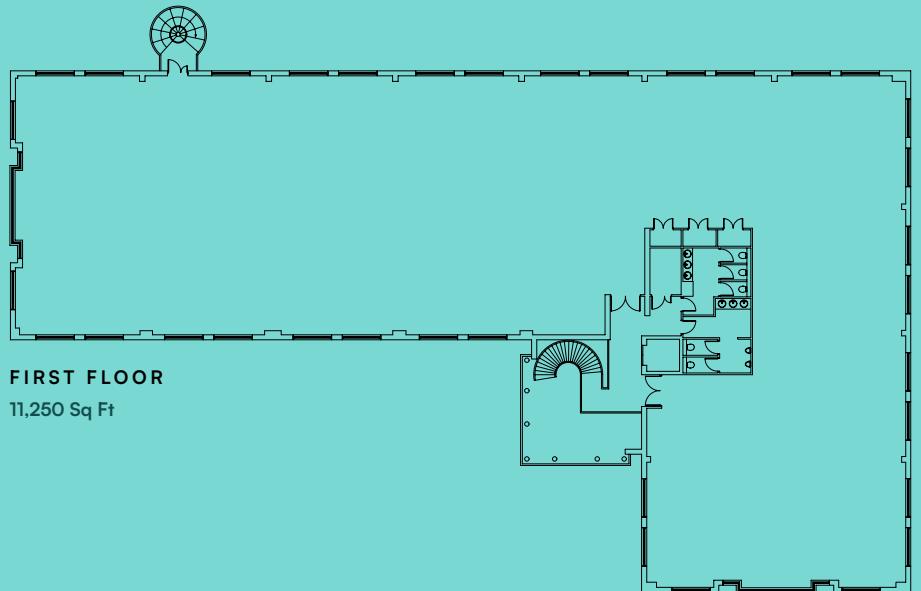
Wellington House offers 23,520 sq ft of refurbished HQ office space set over two floors, offering an exceptional workplace environment in the heart of Solihull.

This highly accessible and strategically located business destination is ideal for national and international occupiers, benefiting from an extensive parking provision of 98 spaces.

With large 11,250 sq ft open-plan floorplates, a striking double-height reception, and high-spec refurbishments throughout, Wellington House is a superb offering in one of the UK's prime business locations.







# Impressive specification

Wellington House presents an exceptional opportunity to lease a refurbished HQ building in a prime location. Featuring a striking glazed entrance and an impressive double-height reception. The property is available either as a whole or floor by floor. The refurbishment includes a high-quality specification, ensuring a modern and efficient workspace.

 **P** Parking Ratio 1:240 sq ft

 **LED Lighting**

 **Double height reception**

 **Glazed Entrance**

 **Column Free Plates**

 **New Carpeting**

 **Suspended Ceilings**

 **Air Conditioning**

 **Accessible Raised Floors**

 **EPC B(50)**



First  
Floor

Indicative fitout for illustrative purposes.

# First Floor



# Ground Floor





# Ground Floor

Indicative fitout for illustrative purposes.

# Ground Floor



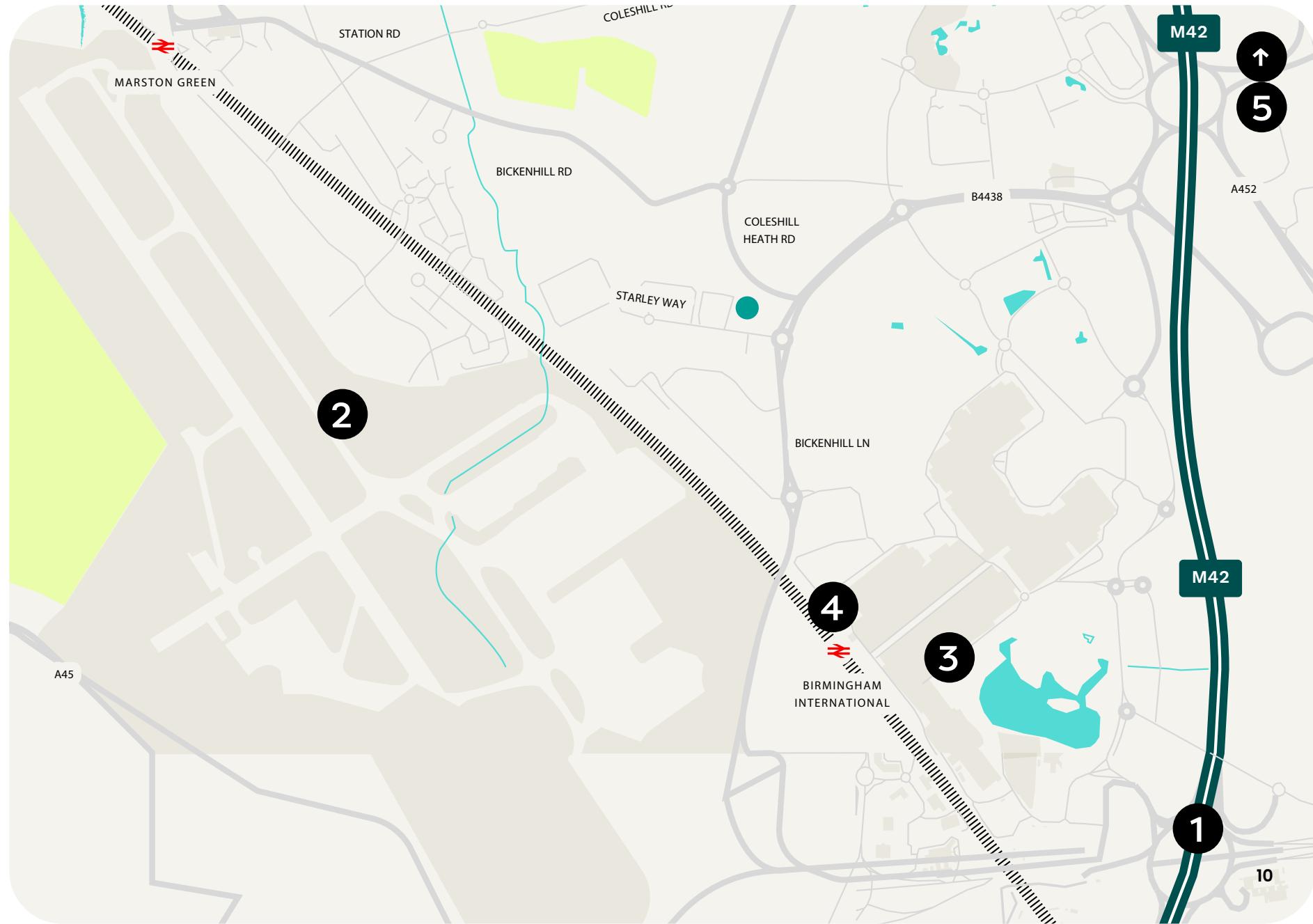
# Connectivity

Wellington House sits within a thriving commercial hub, surrounded by an impressive selection of local amenities, attractions as well as excellent transport links.

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<b>1. M42 Junction 6</b>	
7.7 Miles	7 Minutes Drive
<b>2. Birmingham Airport</b>	
1.1 Miles	3 Minutes Drive
<b>3. Resorts World Birmingham</b>	
2.3 Miles	5 Minutes Drive
<b>4. Birmingham International Railway Station</b>	
1.5 Miles	5 Minutes Drive
	17 Minute Walk
<b>5. M6 Junction 4</b>	
2.0 Miles	5 Minutes Drive

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## In good company

Wellington House is well positioned in a prime location, sitting alongside, Wellington House sits along side Sonic Communications, Logik Logistics and Porcelanosa.



# 2.2%

Predicted employment growth over the next 12 months, ranking as the 7th fastest-growing city for employment.



# 42m

Visitors to the city each year.



# 13m

Passengers use Birmingham International Airport each year.



# 2.9m

People live in Birmingham, with 3.6m living within the metropolitan area.



# 90 mins

Train travel time from New Street Station to London Euston.



# 80K

Student population.



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# WELLINGTON HOUSE

## EPC

Wellington House has an energy performance rating of B(50).

## LEASE TERMS

Rent on application.

## VAT

VAT is payable.

## ENQUIRIES

For further information or to arrange a viewing please contact the letting agents:



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**BNP PARIBAS  
REAL ESTATE**

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