

RP CAPITAL
INVESTMENT I LEASING I ADVISORY

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

Office To Let | £15 per sq ft | 1,613 to 6,509 sq ft

WELL-CONNECTED OFFICE SPACE AT COMPETITIVE RENTS, WITH EXCELLENT CONNECTIONS TO BIRMINGHAM AND SOLIHULL





Key Points

- Efficient, open plan floorplates
- Excellent natural daylight
- Suspended ceilings with recessed lighting
- Stylish refurbished reception
- Prominent Warwick Road location
- Allocated on-site parking
- Passenger lift serving all floors
- Accessible entrance and ground-floor WC

Description

Virginia House offers bright, refurbished office accommodation within a prominent building on Warwick Road, Olton, home to an established mix of professional occupiers.

The stylish reception creates a welcoming first impression, combining contemporary seating with attractive timber detailing. A passenger lift serves all floors, providing convenient access to the available suites.

The offices offer efficient, open plan floorplates with extensive windows providing excellent natural daylight. Each suite benefits from its own kitchenette, with allocated on-site parking to the rear.

Available individually or in combination, the suites accommodate a range of business requirements in an accessible location between Birmingham and Solihull.

Specifications

The suites benefit from carpeted floors, suspended ceilings with recessed lighting, gas central heating and demised kitchenette facilities. Shared WC facilities serve each floor, with an accessible WC at ground-floor level. The building also provides a refurbished reception, passenger lift and secure rear car park accessed from Brookvale Road.

Accommodation

Name	sq ft	sq m	Availability
3rd - Front	3,081	286.23	Available
3rd - Rear	1,815	168.62	Available
2nd - Rear	1,613	149.85	Available
Total	**6,509**	**604.70**	

Summary

- Rent: £15 per sq ft
- Business rates: £4.90 per sq ft Est. Based on 2026 Valuation
- Service charge: £5 per sq ft Est.
- VAT: Applicable
- Legal fees: Each party to bear their own costs
- EPC: C (54)
- Lease: New Lease

VAT

All figures are exclusive of VAT which will be payable

Anti-Money Laundering

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

Amenities & Specifications

Build Status: 2nd Hand - Existing

Terms

Available on new effective full repairing and insuring leases for terms to be agreed

Location

Virginia House occupies a prominent position on the A41 Warwick Road in Olton, with convenient connections to Birmingham city centre, Solihull town centre and the wider motorway network. Junction 5 of the M42 is approximately four miles away.

Olton railway station is within walking distance, providing direct services to Birmingham Moor Street and Solihull. Bus services along Warwick Road offer further connections, while nearby shops, convenience stores and places to eat provide everyday amenities.











Contact & Viewings

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