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Westhaven House

Arleston Way, Shirley, Solihull, B90 4LH

Leasehold
Ground Floor Office Suite

5,057 Sq Ft (469.80 Sq M)



To Let | £88,500 PA



Amenities

- Open Plan
- Suspended Ceilings
- DDA Compliant
- Recently Refurbished
- Prominent Location
- Car Parking

Westhaven House

5,057 Sq Ft (469.80 Sq M)

Description

The accommodation comprises a self-contained ground floor office suite within a modern two-storey office building of brick construction beneath a series of pitched tiled roofs.

The suite is accessed via a shared ground floor reception and has recently undergone a comprehensive refurbishment to a high standard. The accommodation is predominantly open plan, whilst also benefiting from a number of partitioned meeting rooms, private offices and a modern kitchen/staff breakout area.

The specification includes:

- Raised access floor with floor boxes
- Suspended ceiling incorporating LED lighting
- Air conditioning
- Carpeted floor coverings
- Open plan office accommodation
- Meeting rooms and private offices
- Modern kitchen, staff breakout and shower facilities

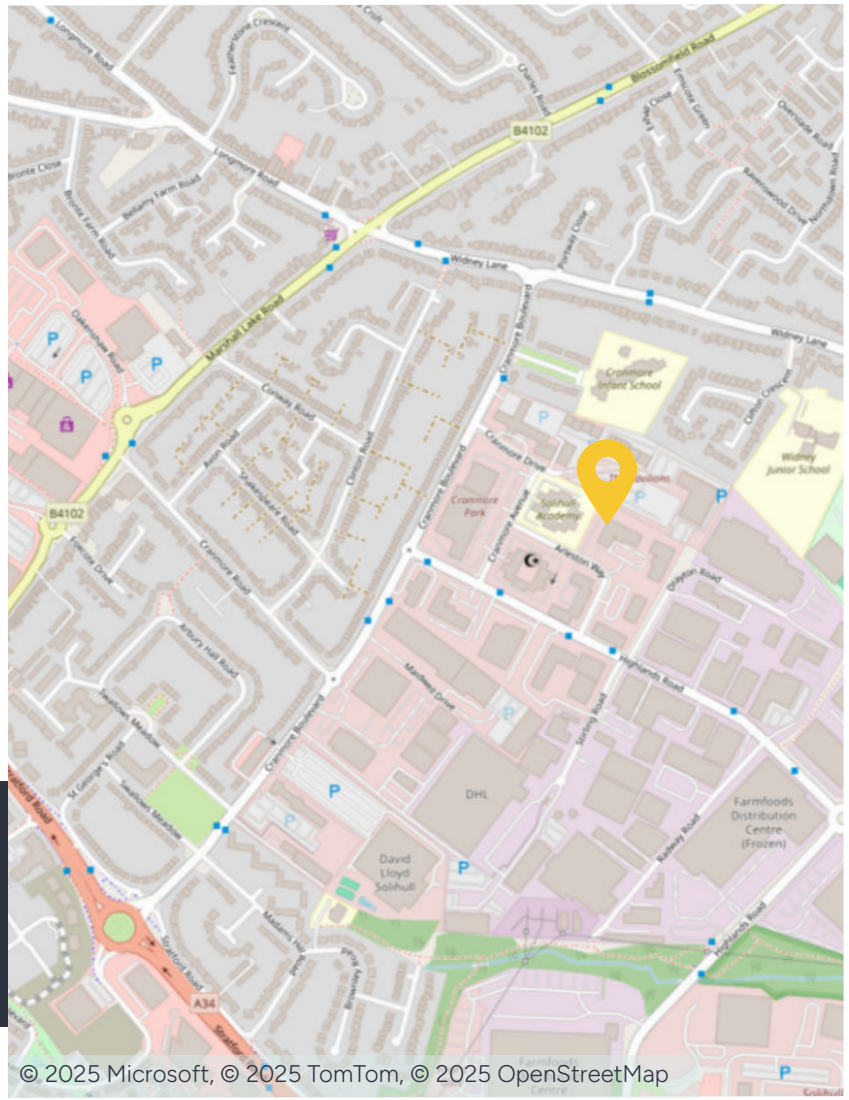
Externally, the property benefits from 21 dedicated on-site car parking spaces, including four EV charging points, providing an excellent parking ratio of approximately 1 space per 241 sq ft.

Location

Westhaven House is prominently located on Arleston Way within the well-established Shirley Business Park in Shirley, Solihull, approximately 4 miles south-east of Solihull town centre and 10 miles south of Birmingham city centre.

The property benefits from excellent road communications, with immediate access to the A34 Stratford Road and convenient connections to Junction 4 of the M42 motorway, providing access to the wider Midlands motorway network, Birmingham Airport, and the M40.

The surrounding area is an established office and business location, home to a range of national and regional occupiers within Shirley Business Park and the wider Solihull business corridor.



Accommodation

Description	Sq Ft	Sq M
Ground Floor Office Suite	5,057	469.80

Locations
Solihull: 2.3 miles
Birmingham: 10 miles

Nearest station
Solihull: 2.1 miles

Nearest airport
Birmingham International: 8.6 miles

Further information

Tenure
The property is offered by way of a new, full repairing and insuring lease, on terms to be agreed.

Rental
£88,500 per annum, exclusive. Subject to Contract.

Business Rates
The occupier will be responsible for paying business rates directly to the local authority.

Services
We understand that mains services are available to the property.

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.

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

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

EPC
The EPC rating is D.

Service Charge
A service charge is payable in respect of the upkeep of the common parts and exterior.

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

VAT
VAT is chargeable in respect of this transaction.

Viewings
Strictly by prior arrangement with the sole agents.













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Contact us

Viewings by appointment only.
To arrange a viewing, please contact:



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Particulars dated November 2026. Photographs dated November 2026.