

OFFICE | TO LET

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GOLDFINGER HOUSE, 245 CRANMORE BOULEVARD, SHIRLEY, SOLIHULL, B90 4ZL  
4,494 TO 7,896 SQ FT (417.51 TO 733.56 SQ M)

**SIDDALL JONES**  
COMMERCIAL PROPERTY CONSULTANCY

A Landmark Detached Office Building Offering Flexible Accommodation, Excellent Parking and Strong Connectivity in the Heart of Shirley.

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- Flexible Accommodation from 4,494 ft2 to 7,896 ft2
  - Modern, Well-Appointed Office Space
  - Prominent Shirley / Solihull Location Close to Solihull and Monkspath Business Parks
  - DDA Compliant - Attractive Glazed Reception with Lift Access to Upper Floors
  - Mixture of Open-Plan Offices, Cellular Meeting Rooms and Private Offices
  - Excellent on Site Parking Provision
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## DESCRIPTION

The property comprises a striking detached office building, originally designed by renowned architect Ernő Goldfinger and listed in recognition of its distinctive Brutalist architectural style.

Goldfinger House occupies an excellent trading position in Shirley, Solihull, close to Solihull Business Park and Monkspath Business Park. The building provides office accommodation arranged over ground, first and second floor levels.

The ground floor benefits from an attractive glazed reception area, with office and ancillary accommodation positioned to either side. The building is DDA compliant and benefits from a lift core providing access to the upper floors.

The first and second floors each provide well-appointed office accommodation, with a mixture of open-plan workspace, cellular meeting rooms and glazed private offices. The specification includes air conditioning, suspended ceilings with inset Cat 7 lighting, dual-aspect glazing, kitchen and WC facilities, ancillary accommodation, carpet-covered flooring and painted walls.

Externally, the property benefits from excellent on-site car parking. Additional storage accommodation at third and fourth level may also be made available by separate negotiation.

The building would suit a range of occupiers, including headquarters office use, medical, educational or professional services uses, subject to the necessary consents. Alternatively, the accommodation could be split on a floor-by-floor basis, subject to negotiation.



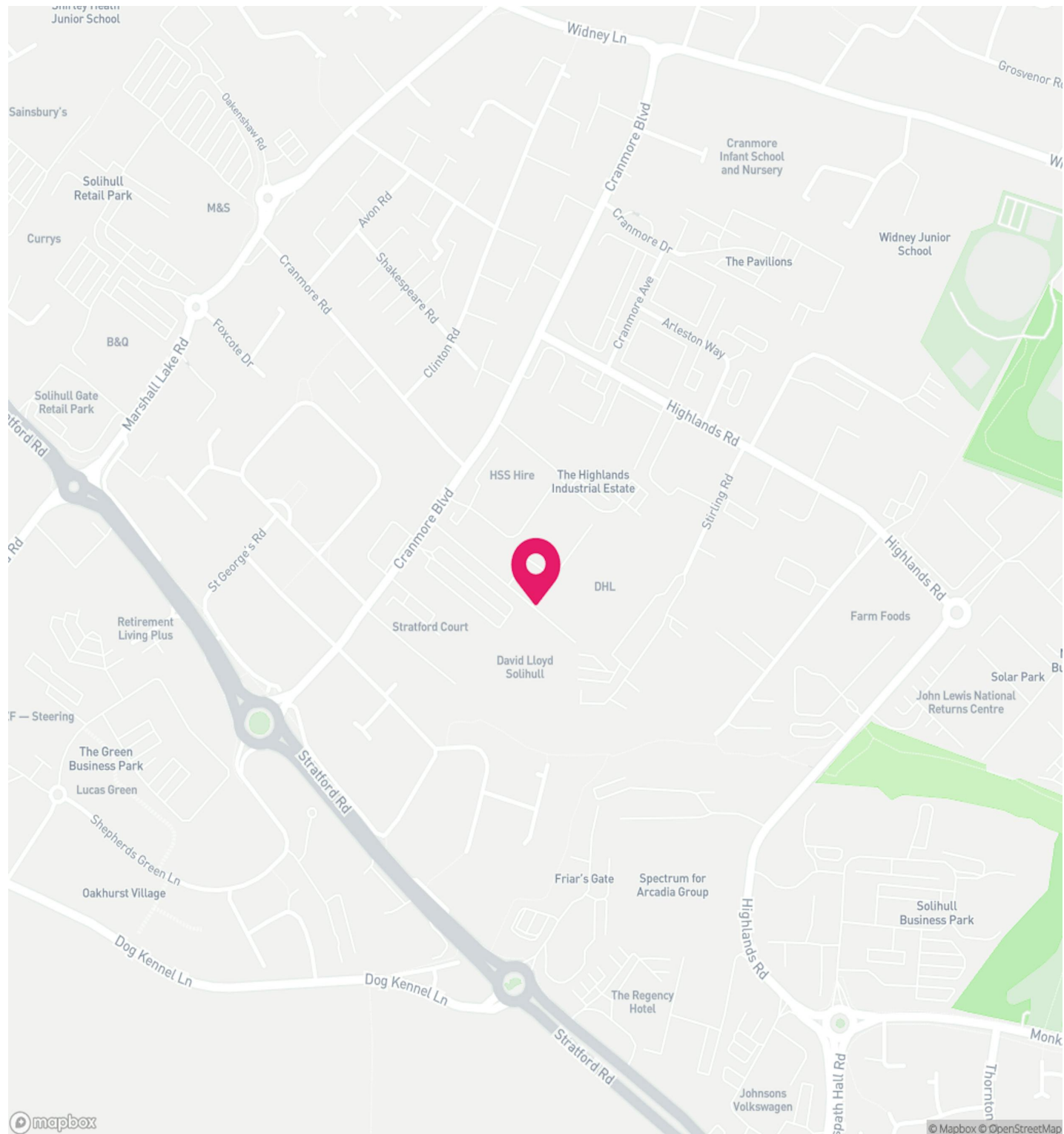
## LOCATION

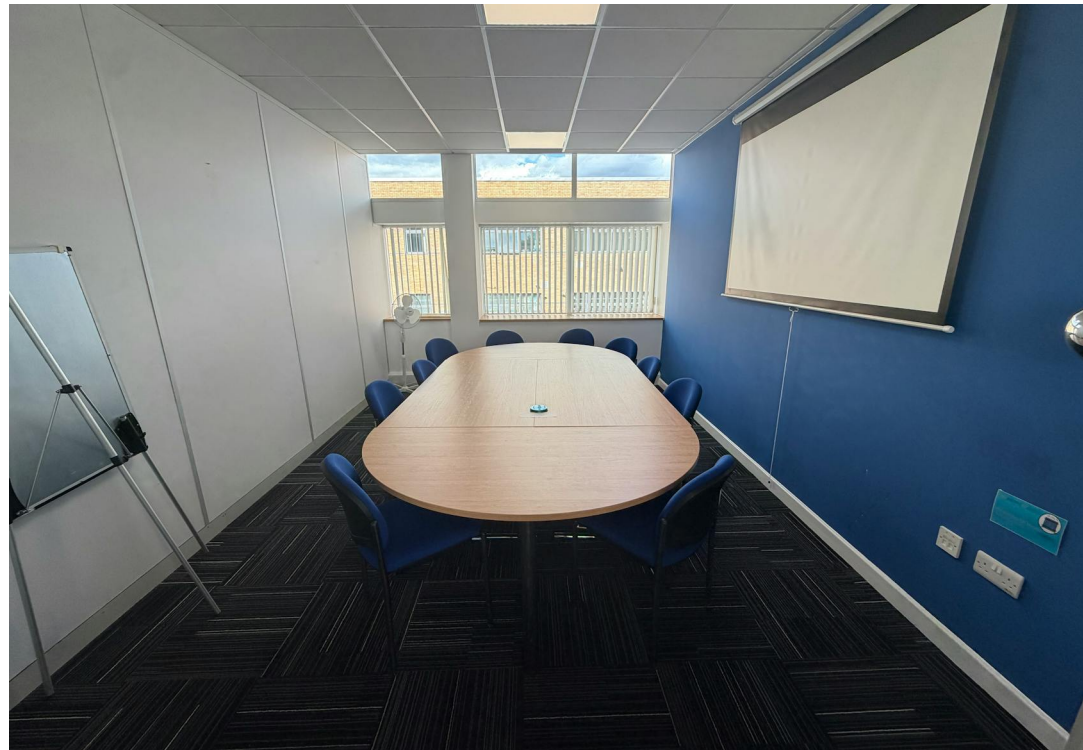
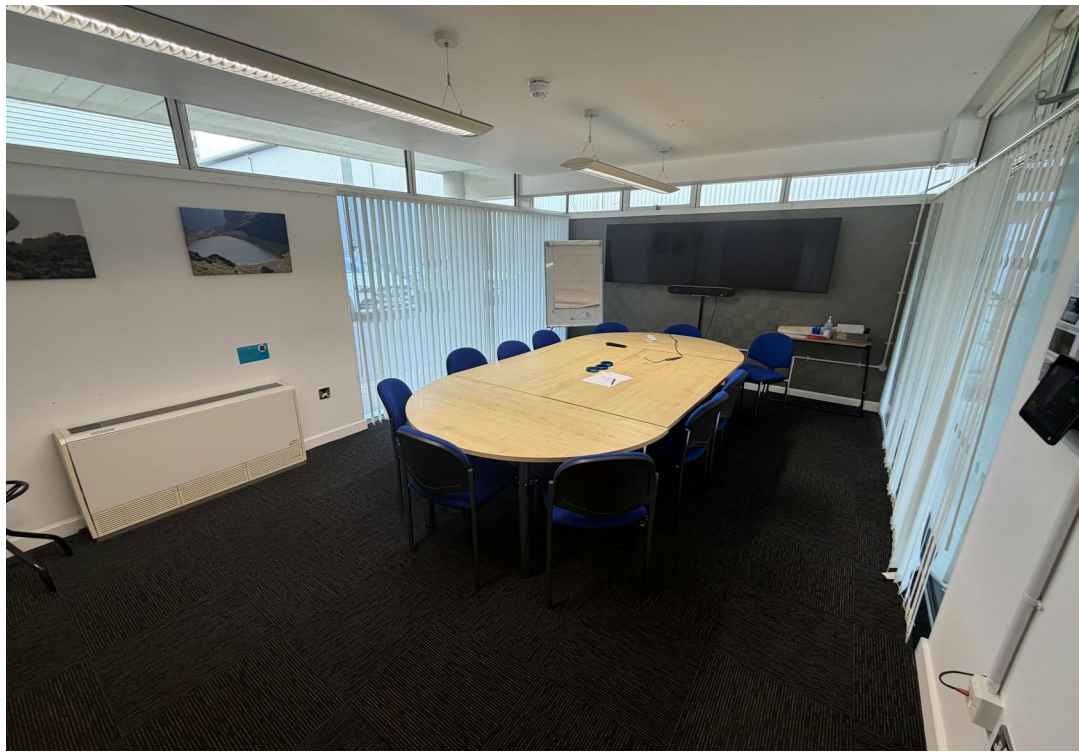
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Goldfinger House is located on Cranmore Boulevard in Shirley, an established commercial and residential suburb within the Metropolitan Borough of Solihull. The property benefits from a prominent and accessible position, with Cranmore Boulevard providing direct access to the wider Shirley and Solihull road network. Stratford Road is situated nearby, offering a main arterial route through Shirley and into Birmingham city centre.

The location benefits from excellent wider connectivity, with Junction 4 of the M42 located within convenient driving distance, providing access to the M40, M5, M6 and wider Midlands motorway network. Solihull town centre is also easily accessible and provides a strong regional retail, leisure and business offering.

Birmingham Airport, Birmingham International Railway Station, the NEC and Resorts World are all within close proximity via the M42 corridor, making the location well suited to occupiers requiring regional, national and international connectivity. Birmingham city centre and Birmingham New Street Station are also accessible via the Stratford Road and wider public transport network.





## AVAILABILITY

Name	sq ft	sq m	Availability
Ground - Ground Floor	1,068	99.22	Available
1st - First Floor	3,426	318.29	Available
2nd - Second Floor	3,402	316.06	Available
<b>Total</b>	<b>7,896</b>	<b>733.57</b>	

## RATEABLE VALUE

RV 2026 - £105,000

This figure will be subject to change if let on a floor by floor basis and dependent on parking provision.

## SERVICES

We understand that the building benefits from all mains services which are connected on, or adjacent to the subject premises.

The agent has not tested the suitability of the connections and recommends that interested parties carry out their own investigations.

## VAT

To be confirmed

## LEGAL FEES

Each party to bear their own costs

## LEASE

The property is available to let on a new lease with length to be agreed.

## POSSESSION

Available Q4 2026

## ANTI MONEY LAUNDERING

The successful applicant will be required to provide two forms of ID and proof/source of funds, to satisfy anti-money laundering protocols.

## VIEWINGS

Viewings are strictly via the letting agent Siddall Jones.

## CONTACT



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