

OFFICE | TO LET

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FIRST FLOOR OFFICE, SOLIHULL BUSINESS PARK, SHIRLEY, SOLIHULL, B90 4GT  
2,250 SQ FT (209.03 SQ M)

**SIDDALL JONES**  
COMMERCIAL PROPERTY CONSULTANCY

Modern, self-contained, first-floor office space located on Solihull Business Park

- NIA 2,250 ft<sup>2</sup>
- Quoting Rental £49,500 PA
- Modern first floor office
- Established office location at Solihull Business Park
- Just over 1 mile from Junction 4 of the M42
- Approximately 2.5 miles from Solihull town centre
- Open plan with cellular meeting rooms
- Contemporary refurbished building
- DDA Compliant facilities and two 8-person passenger lifts

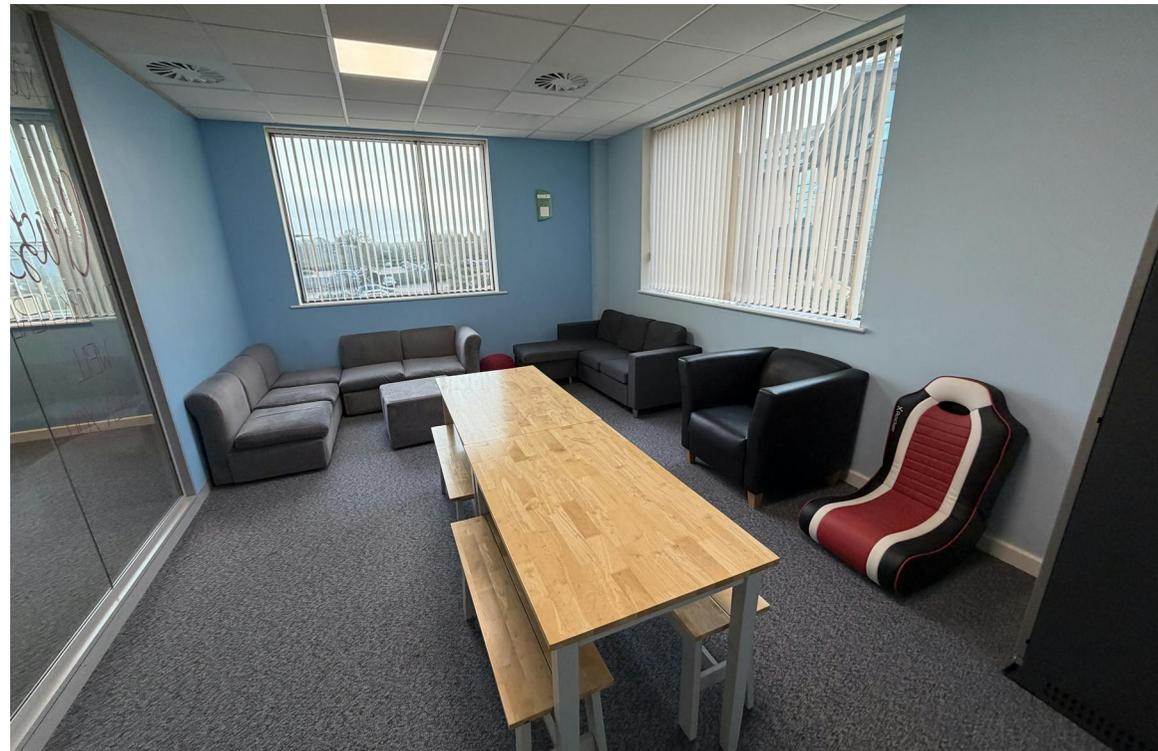


## DESCRIPTION

Pegasus comprises a prominent three-storey office building which has undergone a contemporary refurbishment to provide modern, high quality workspace within an established business park environment. The available accommodation comprises of a first floor suite which provides predominantly open span office space with cellular meeting and board room spaces.

The building benefits from an impressive manned reception area, two 8-person passenger lifts and on-site secure car parking.

Specification includes LED lighting, dual aspect windows, raised access flooring, disabled WC facilities, shower facilities, cycle storage and a building management system. The combination of modern specification, plentiful on-site parking and high-quality shared facilities provides occupiers with a professional and well-connected working environment.

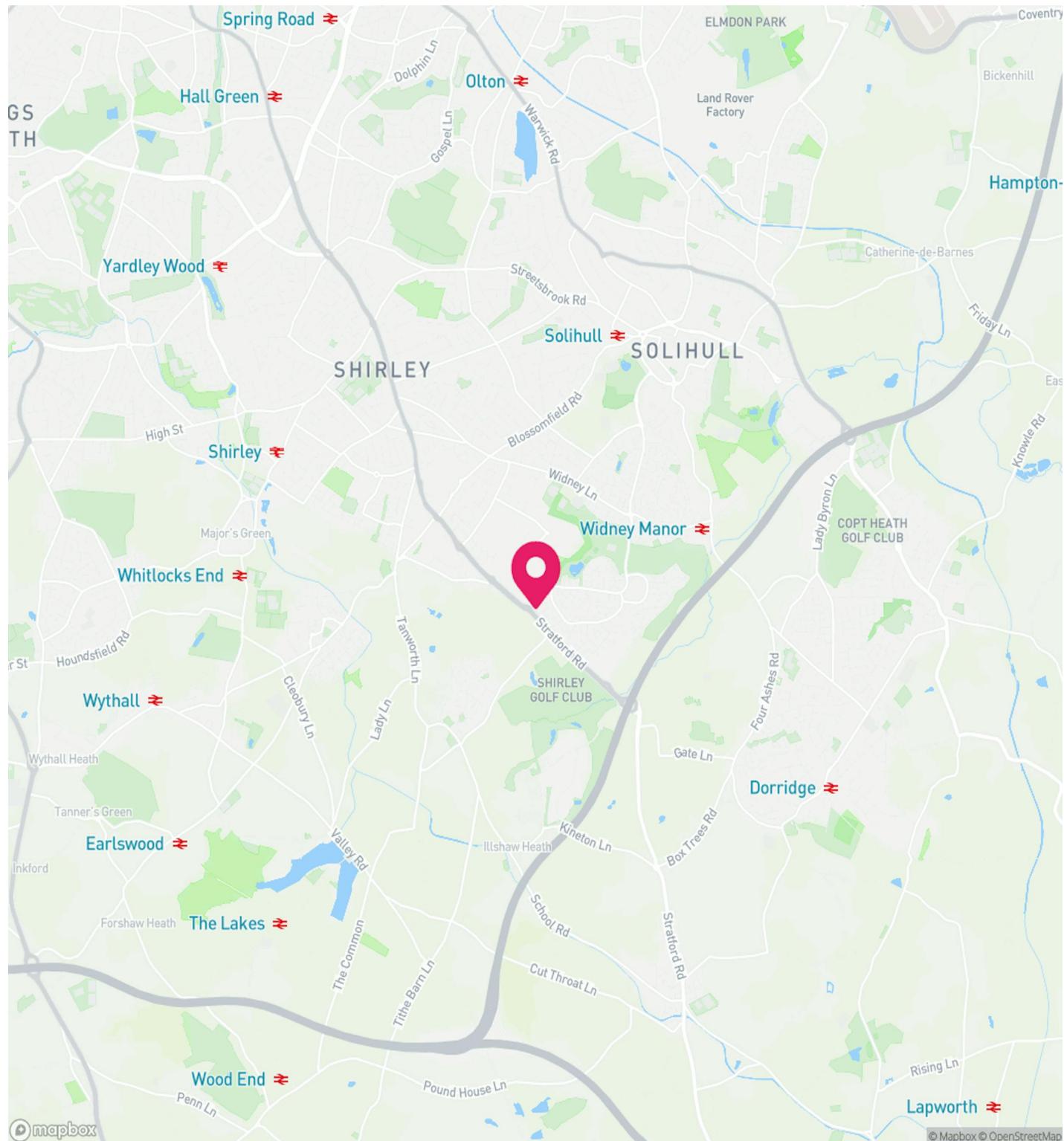


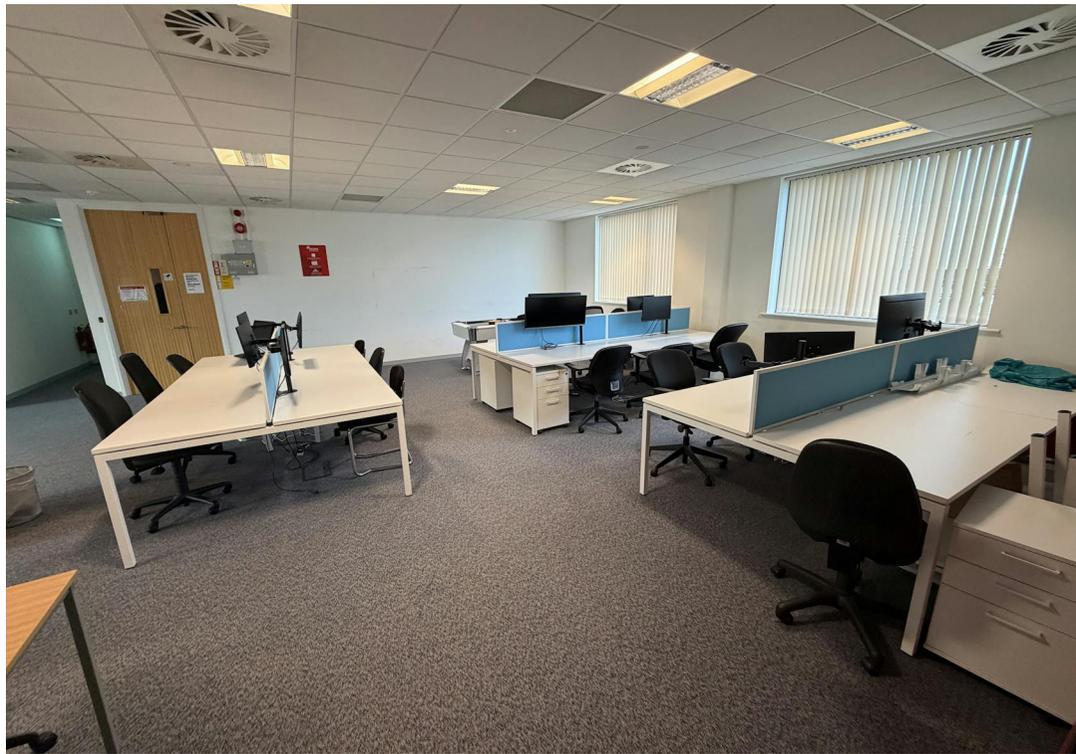
## LOCATION

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Pegasus is prominently situated within Solihull Business Park, an established and highly regarded office location approximately 2.5 miles south east of Solihull town centre. The property benefits from excellent connectivity, being just over 1 mile from Junction 4 of the M42, providing direct access to the wider motorway network including the M40, M6 and M5. The A34 Stratford Road is located nearby, offering convenient road links north towards Birmingham city centre and south towards Stratford-upon-Avon.

Rail connectivity is strong, with Widney Manor Railway Station approximately 1.8 miles distant and Solihull Railway Station circa 2.5 miles away, both providing direct services to Birmingham Moor Street, Birmingham Snow Hill and London Marylebone. Birmingham International Airport and Railway Station are also readily accessible via the M42. The immediate area benefits from an extensive range of amenities including retail and leisure provision at Sears Retail Park and Touchwood, together with nearby occupiers including David Lloyd, Village Hotel, Costa Coffee and Tesco Extra.





## TERMS

The suite is available by way of a sub-lease expiring on \_\_\_\_\_.

## SERVICE CHARGE

£4.67 per sq ft A service charge is levied to cover the costs and maintenance of communal parts and buildings insurance.

## VAT

Applicable

## LEGAL FEES

Each party to bear their own costs

## LEASE

Sublease

## RENT

£49,500 per annum

## POSSESSION

The property is immediately available following the completion of legal formalities.

## EPC

B (41)

## 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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