



Office / Serviced Office To Let

Two Devon Way

Longbridge, Birmingham, B31 2TS

Grade A offices to let, Longbridge.

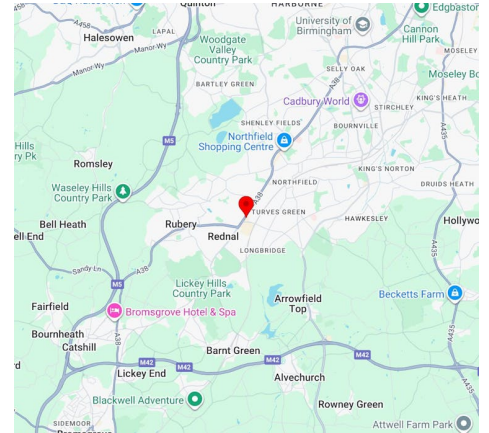
500 to 15,000 sq ft (46.45 to 1,393.55 sq m)

AVISON YOUNG

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Summary

Available Size	500 to 15,000 sq ft / 46.45 to 1,393.55 sq m
Rent	Rent on application
Rates Payable	£7.50 per sq ft TBC
Service Charge	£7.50 per sq ft TBC
Car Parking	N/A
Estate Charge	TBC
EPC	A (24)

Description

Immediately available, Two Devon Way offers modern Grade A office space in a prominent location. The high specification workspace offers a combination of open-plan offices and attractive meeting space with an abundance of natural light. Occupiers will benefit from a CAT A+ fit out, end-of-trip facilities, a concierge and communal areas including a kitchen.

Location

Two Devon Way is situated just off the A38 within Longbridge Town Centre which offers a wide variety of amenities from cafes and restaurants to fitness centers and retail stores including Marks & Spencer, Sainsburys and Boots. In addition to this, Two Devon Way has excellent transport links being situated only 3 miles from J4 M5 and J2 M42. The location is also well served by public transport with Longbridge train station immediately adjacent and over 300 buses a day passing the site.

Accommodation

The accommodation comprises the following areas:

Name	Floor/Unit	sq ft	sq m	Availability
2nd - Floor	2nd	2,218	206.06	Available
1st	1st	15,000	1,393.55	Available
Total		17,218	1,599.61	

Specification

Raised floors
Suspended ceilings
LED lighting
VRV air conditioning
Car parking
Meeting rooms
EPC A
CAT A+ fit out



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