

LEISURE, OFFICE, OTHER | TO LET

[VIEW ONLINE](#)

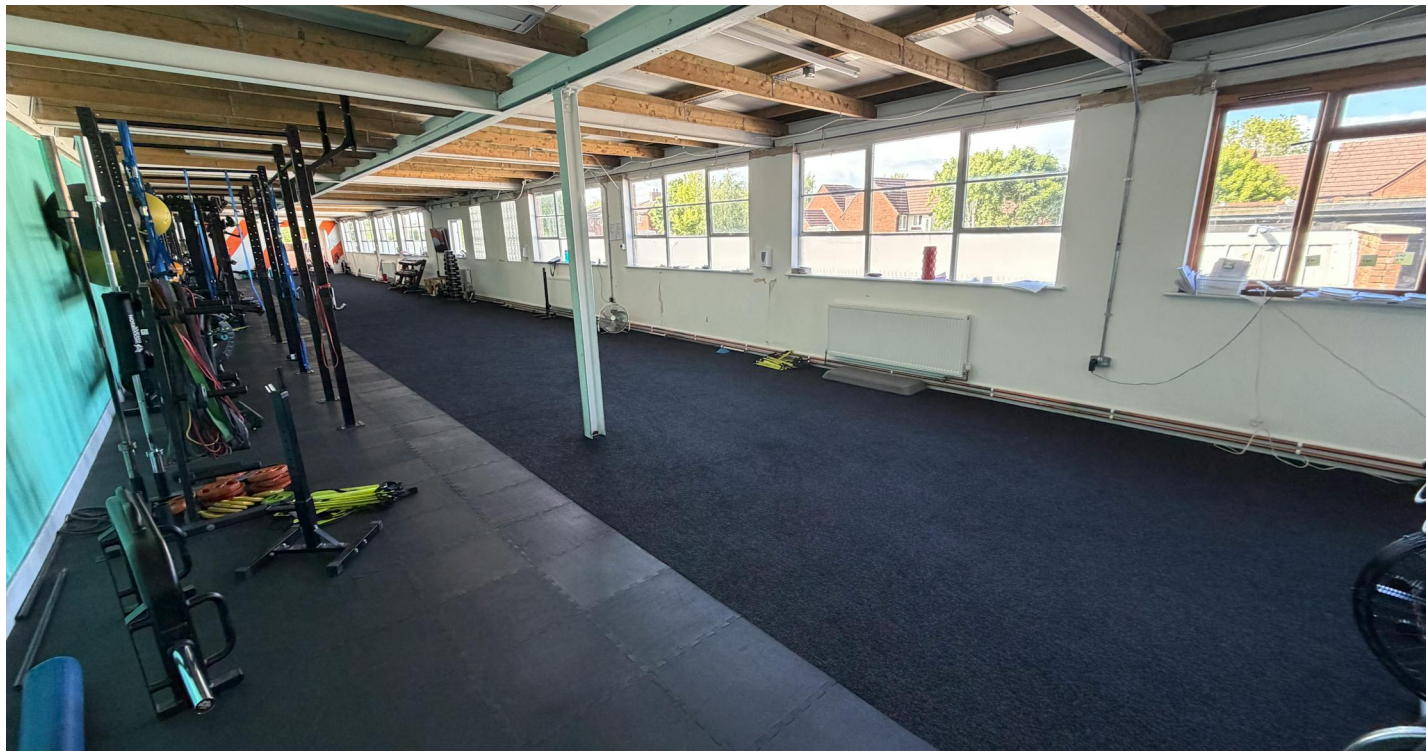


FIRST FLOOR, MARLOW HOUSE, 310 HASLUCKS GREEN ROAD, SHIRLEY, B90 2NE
3,980 SQ FT (369.75 SQ M)

SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

First Floor Gymnasium Which Will Suit for a Range of Leisure and Office Occupiers

- GIA 3,980 ft²
 - Quoting Rental £27,500 per annum
 - Forecourt Parking for 4 Cars
 - Located on First Floor
 - Next to Shirley Railway Station
 - Nearby Occupiers Include Sainsbury's Local, The Gas Centre and EH Smith
-



DESCRIPTION

The property comprises first floor premises, formerly used as offices, with planning consent obtained in 2020 for use as a fitness studio.

The premises are accessed via a ground floor entrance door, with a stairwell providing direct access to the first floor accommodation.

Internally, the accommodation provides a series of offices, WC, changing room and shower facilities to the front elevation. A further flight of stairs leads to an open-plan area to the rear, which benefits from windows running the full length of the elevation. Additional ancillary storage is provided further to the rear, together with fire escape access.

The property also benefits from four forecourt parking spaces, with further parking readily available opposite the premises and on street locally.



LOCATION

Haslucks Green Road is situated within the established suburb of Shirley, in the Metropolitan Borough of Solihull.

The location benefits from close proximity to Shirley town centre and is within 200m of Shirley railway station, offering regular services to Birmingham Snow Hill, Stratford-upon-Avon and the wider region.

The immediate surrounding area comprises an established trade counter / local shopping parade environment, with nearby occupiers including Sainsbury's Local, Gas Centre and E.H Smith, providing a strong mix of local commercial activity.

The property is also well positioned for access to the A34 Stratford Road, a principal arterial route linking Shirley with Solihull and Birmingham city centre, with Junctions 4 and 5 of the M42 motorway accessible within a short drive, providing access to the wider motorway network.



SERVICES

We understand that all mains services are available on, or adjacent to the subject property.

Interested parties are recommended to make their own investigations as to the suitability of the connections.

VAT

Not applicable

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.

RENT

£27,500 per annum

POSSESSION

Available Q3 2026

EPC

D (81)

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



Ryan Lynch

0121 638 0500

ryan@siddalljones.com

The above information contained within this brochure is subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars. Generated on 14/05/2026

SIDDALL JONES

COMMERCIAL PROPERTY CONSULTANCY



[SIDDALLJONES.COM](https://www.siddalljones.com)