



TO LET from 5,394 sq ft to 22,561 sq ft (501 sq m to 2096 sq m)

PARKSIDE 3700

BIRMINGHAM BUSINESS PARK

REFURBISHED, MODERN OPEN-PLAN OFFICES WITH NEW AIR
CONDITIONING SYSTEM AND EXCELLENT ON-SITE CAR PARKING

a unique office environment

a unique office environment



LOCATION

Parkside is located on Birmingham Business Park, south east of Birmingham city centre close to Birmingham International Airport and the NEC. The Park is located approximately 1 mile south west of junction 7 of the M42 and junction 4 of the M6, plus approximately 1 mile north of junction 6 (The NEC) M42. Direct access to Birmingham Business Park is via the A452 Chester Road.

Parkside is situated on Solihull Parkway, the main Birmingham Business Park estate road, opposite the Waterside Centre.

Birmingham International railway station is 2 miles away. From here trains run to Birmingham New Street which is only 11 minutes away and to London Euston which is only 1 hour and 10 minutes away on the fastest trains.

DESCRIPTION

Parkside3700 is a modern two storey office building with a double height reception area with a fully tiled floor. This provides access to two wings of open plan offices as well as an 8 person lift and stairs to the first floor. There are a further 2 wings of open plan offices on the first floor.

The internal specification includes suspended ceilings, VRV air conditioning, recessed diffused LG3 compliant lighting, fully accessible raised floors, double glazed windows and male and female toilets on each floor. The building is also DDA compliant.

The building's interior has been comprehensively refurbished including the installation of a VRV air conditioning system and a refurbishment of the common parts including lift and toilets.

CAR PARKING

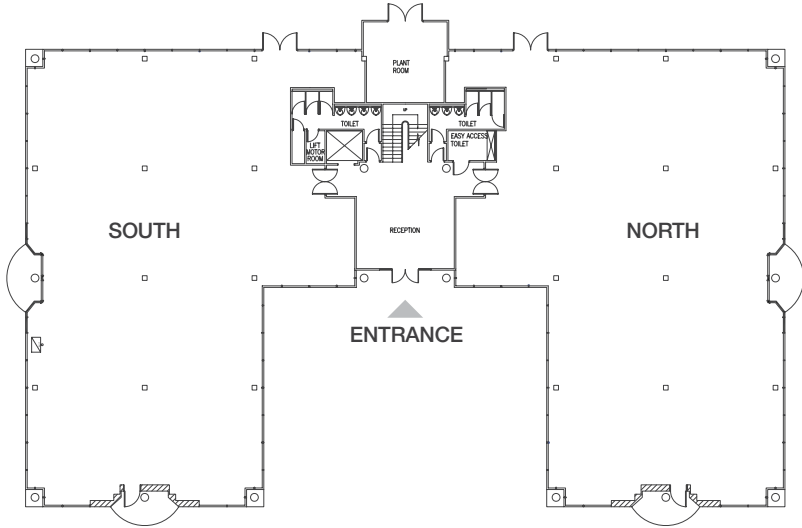
The building benefits from 114 parking spaces (1:197 sq ft). These are situated at the front, side and rear of the building.

TENURE

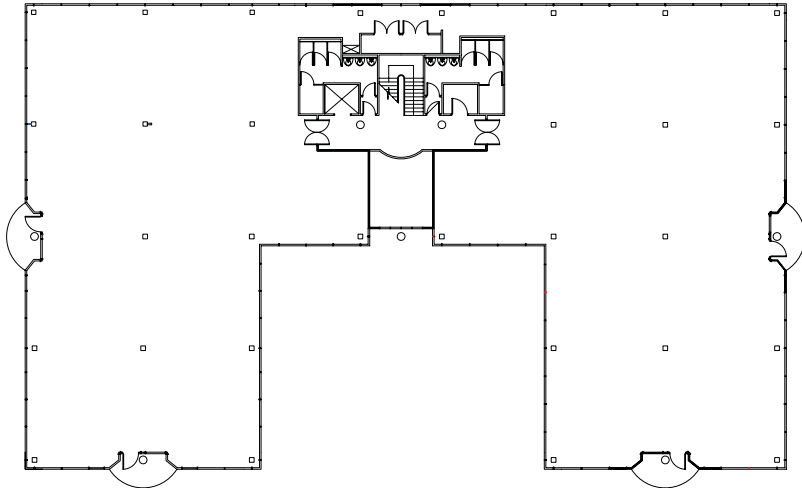
New FRI leases are available over the whole building, on a floor by floor or wing by wing basis. New leases will be granted on terms to be agreed.

BUSINESS RATES

The current rateable value for the property is £357,500.



Ground Floor Plan



First Floor Plan



ACCOMMODATION

Approximate net internal floor areas:

Ground floor South (LHS)	5,394 sq ft	(501.12 sq m)
Ground floor North (RHS)	5,421 sq ft	(503.63 sq m)
First floor South (LHS)	5,583 sq ft	(518.68 sq m)
First floor North (RHS)	5,589 sq ft	(519.24 sq m)
TOTAL	21,987 sq ft	(2,042.67 sq m)
Ground Floor Reception and Core	574 sq ft	(53.33 sq m)

RENT

Rent on application.

SERVICE CHARGE

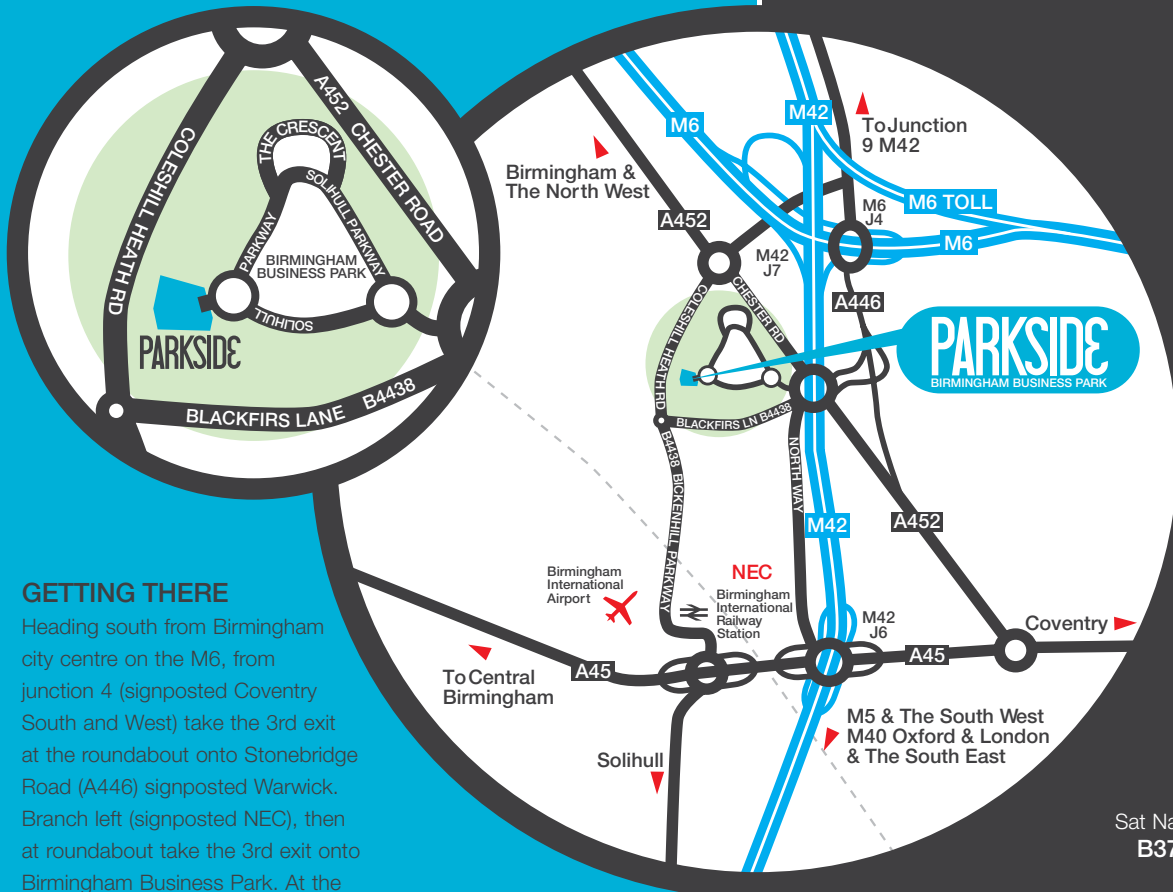
An estate service charge will be levied. In addition if the building is split there will be an additional building service charge.

LEGAL COSTS

Each side will be responsible for their own legal costs.

VAT

All figures are quoted exclusive of VAT.



GETTING THERE

Heading south from Birmingham city centre on the M6, from junction 4 (signposted Coventry South and West) take the 3rd exit at the roundabout onto Stonebridge Road (A446) signposted Warwick. Branch left (signposted NEC), then at roundabout take the 3rd exit onto Birmingham Business Park. At the roundabout take the 1st exit onto Solihull Parkway. Parkside is situated off the next roundabout opposite the Waterside Centre. Parkside3700 is situated directly in front of the entrance way.

Sat Nav Ref:
B37 7YE



www.parksidebirmingham.com

VIEWING AND FURTHER INFORMATION

Strictly by appointment with the joint Letting Agents:

Philippa Pickavance
PhilippaPickavance@driversjonas.com

Duncan Scott
DScott@kwboffice.com

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