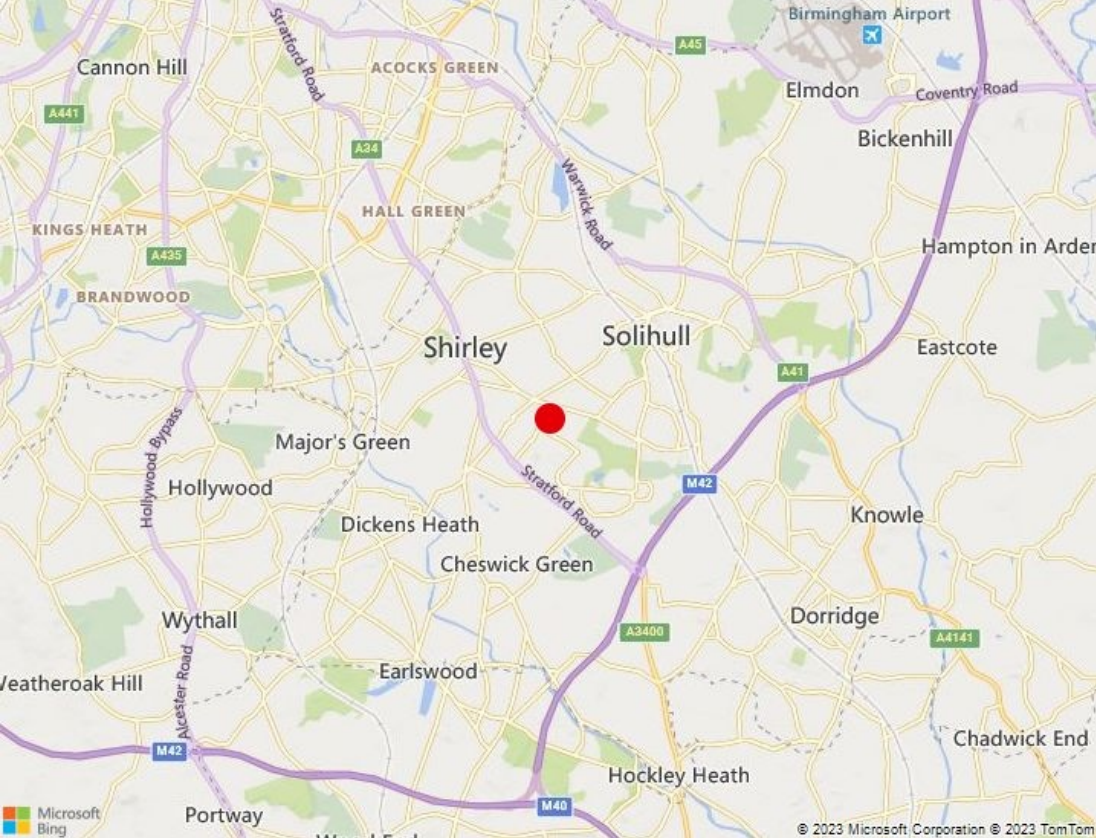


HIGH QUALITY MODERN OFFICE SUITES TO LET

1 Cranmore Drive, Shirley, Solihull, West Midlands, B90 4RZ

4,198 - 19,248 SqFt (389.99 - 1,788.14 SqM) | £14.50 per sq ft pax





KEY FEATURES

- Short distance to Junction 4 of the M42 and Solihull Railway Station
- Established office business park
- Incentives may be available subject to negotiation
- 24 hour access, refurbished WC facilities, two passenger lifts, communal welcome area
- Allocated car parking on site
- Excellent location close to Solihull Town Centre

LOCATION

One Cranmore Drive is located a short distance from the vibrant Solihull Town Centre which offers a vast range of dining, shopping and leisure opportunities. The property is situated within an established office park amongst a variety of office and commercial buildings. Junctions 4 and 5 of the M42 and Solihull railway station are a short distance away and the property is easily accessible by public transport.

DESCRIPTION

A high quality modern office building, spread over two large floorplates. The offices are set across ground and first floors in a superior office location and benefit from a high specification to include upflow ventilation system, two passenger lifts, LED Lighting, CCTV, 24-hour access, fully refurbished toilet facilities and a double height glazed reception area. The property has ample allocated parking that wraps around the building and additional parking spaces are available by separate negotiation. Suites may be available to split.



| Area | SqFt | SqM |
|-------------------------|---------------|----------------|
| Ground Floor Part A | 4,198 | 389.99 |
| Ground Floor Part B | 4,675 | 434.31 |
| Ground Floor Part C | 10,375 | 963.84 |
| Total Floor Area | 19,248 | 1768.14 |

1 Cranmore Drive, Shirley, Solihull, West Midlands B90 4RZ



TERMS

The property is available by way of a new Internal Repairing and Insuring Lease for 5 years or multiples thereof. Incentives may be available subject to negotiation.

ASKING RENT

£14.50 per sq ft pax

SERVICE CHARGE

A service charge will be payable by the tenants towards the cost of heating, lighting and power along with maintaining the communal areas and external areas of the property together with the car park. Further details are available upon request.

EPC

Energy Performance Certificate available upon request

BUSINESS RATES

Interested parties are advised to make their own enquiries with the Local Authority (Solihull)

MONEY LAUNDERING

In accordance with Anti Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful applicant.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction.

VAT

All figures quoted are exclusive of VAT which will be payable

VIEWING

Strictly by prior appointment, please contact:



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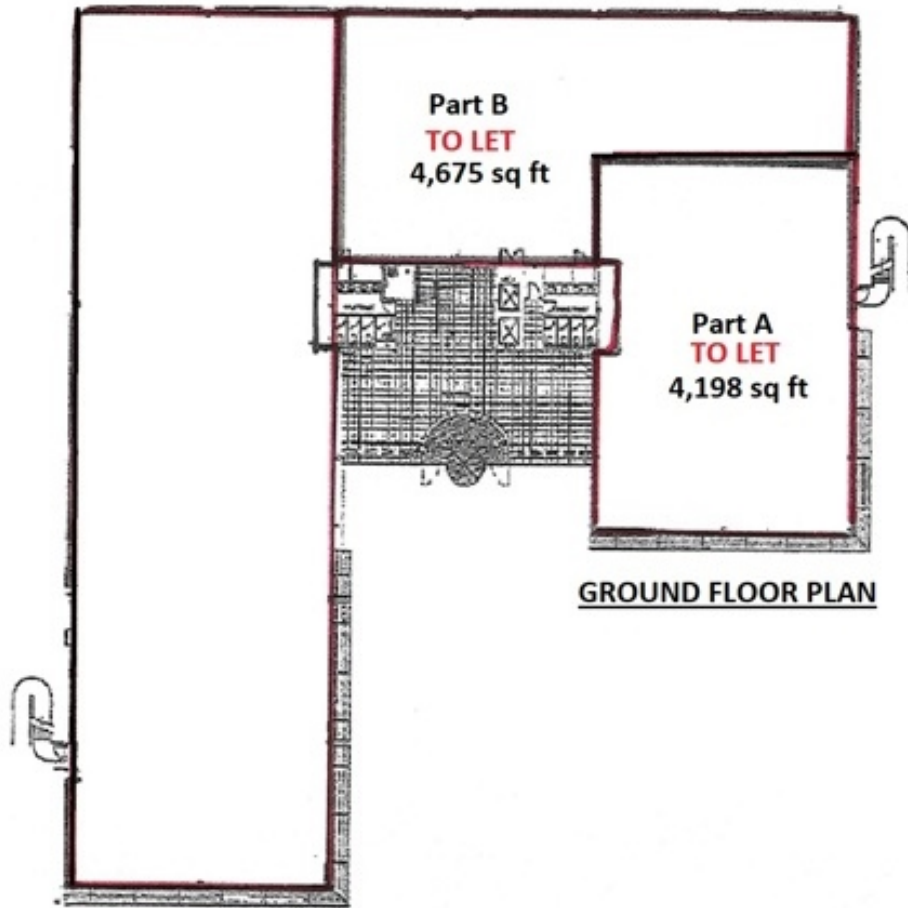
0121 321 3441
www.burleybrowne.co.uk



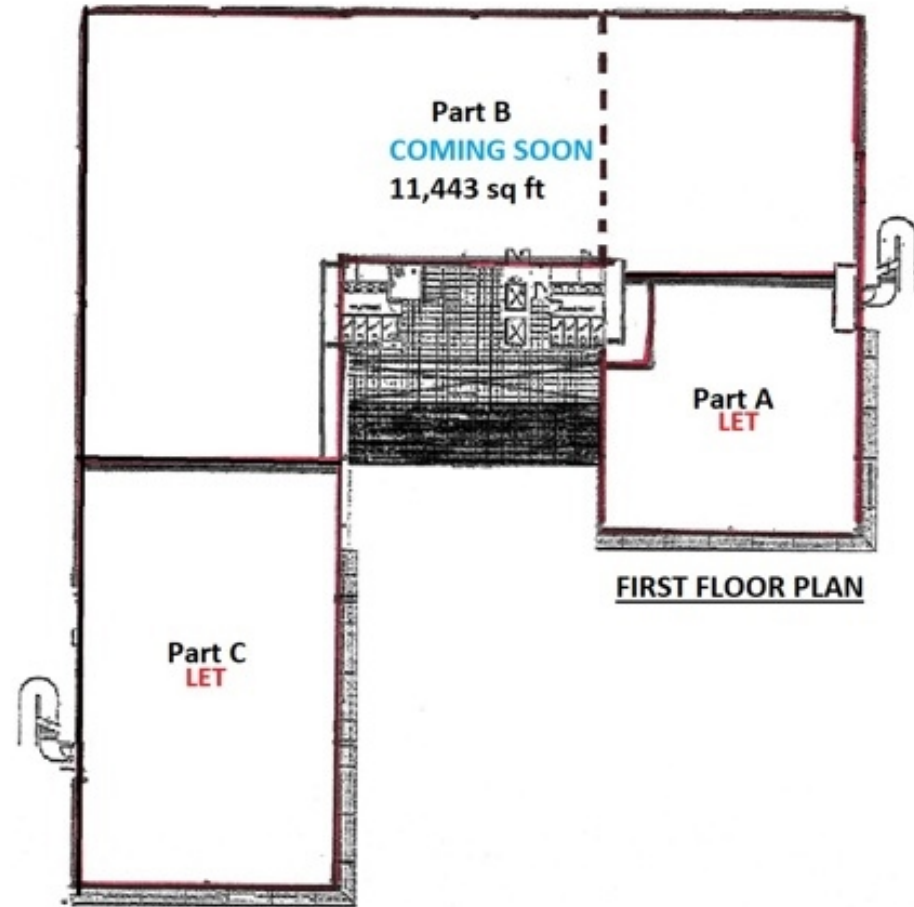
Burley Browne gives notice that, (i) these particulars are intended as a general outline only for the guidance of prospective purchasers or lessees and do not constitute any part of any offer or contract, (ii) the accuracy of any description and or dimensions necessary for use and occupation cannot be guaranteed and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise; (iii) no employee of the agents has any authority to make or give any representation or enter into any contract whatsoever in relation to the property; (iv) the agents will not be liable in negligence or otherwise for any loss arising from use of these particulars.

Misrepresentation Act 1967. Unfair Contract Terms 1977. Consumer Protection Regulations under Unfair Trading Regulations 2008. The Business Protection Regulations from Misleading Marketing Regulations 2008.

ONE CRANMORE DRIVE, SHIRLEY, SOLIHULL



GROUND FLOOR PLAN



FIRST FLOOR PLAN