



FRIARS GATE

SOLIHULL

REFURBISHED
OFFICE SUITES
TO LET



3,356 TO 21,563 SQ FT

110 CAR PARKING SPACES EPC B

A34 STRATFORD ROAD SOLIHULL, B90 4BN

FRIARS-GATE.CO.UK



LOCATION

Friars Gate occupies a prominent position fronting the A34 Stratford Road, one of the main arterial routes providing direct access to the National motorway network. The property is within close proximity to Solihull town centre (5 minutes drive), Birmingham International Airport / Train Station and the NEC (15 minutes drive)

The property is surrounded by a variety of amenities including Tesco Superstore, David Lloyd, Virgin Active, Village Hotel and Sears Retail Park. The building also benefits from a Costa Coffee drive thru which is located at the front of the site.

DESCRIPTION

Friars Gate is one of the most successful multi-let office buildings in the area. It is home to a wide range of occupiers, from small to large multi-national organisations.

The property is accessed via an impressive reception area which provides informal visitor seating, workspace, and a dedicated on-site building manager. The vacant suites provide a mixture of open plan and existing fitted out working environments which benefit from significant levels of natural light and are easily configured to accommodate a range of business types. The property is accessible 24/7.

AVAILABILITY

THIRD FLOOR

3,356 SQ FT
17 CAR PARKING SPACES

4,037 SQ FT
21 CAR PARKING SPACES

COMBINED OFFICE

7,393 SQ FT
38 CAR PARKING SPACES

SECOND FLOOR

8,582 SQ FT
44 CAR PARKING SPACES

GROUND FLOOR

5,507 SQ FT
28 CAR PARKING SPACES

OCCUPIERS INCLUDE

- BANK OF IRELAND
- CATERPILLAR FINANCE
- LINNAEUS GROUP
- ARCELORMITTAL
- EPWIN GROUP
- NHS

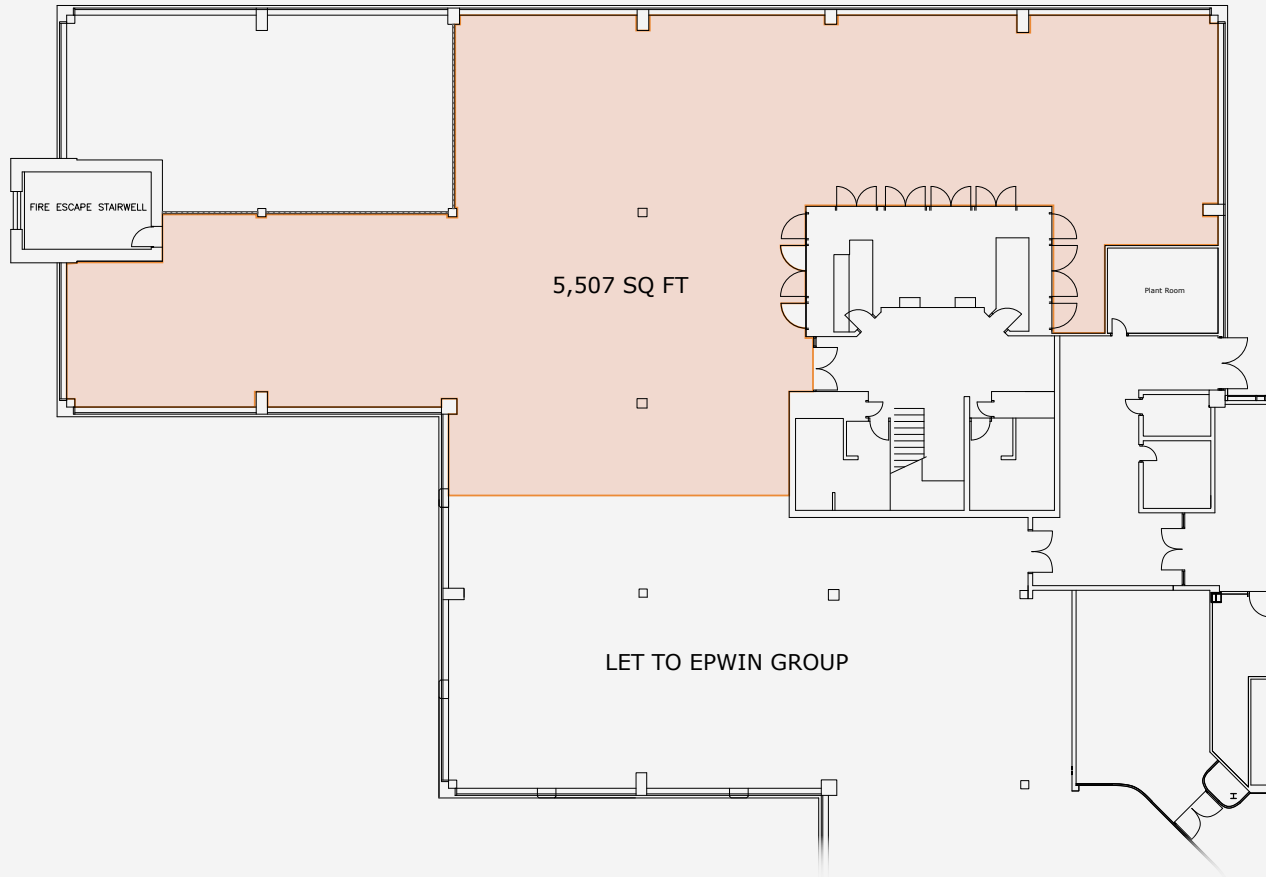


SPECIFICATION

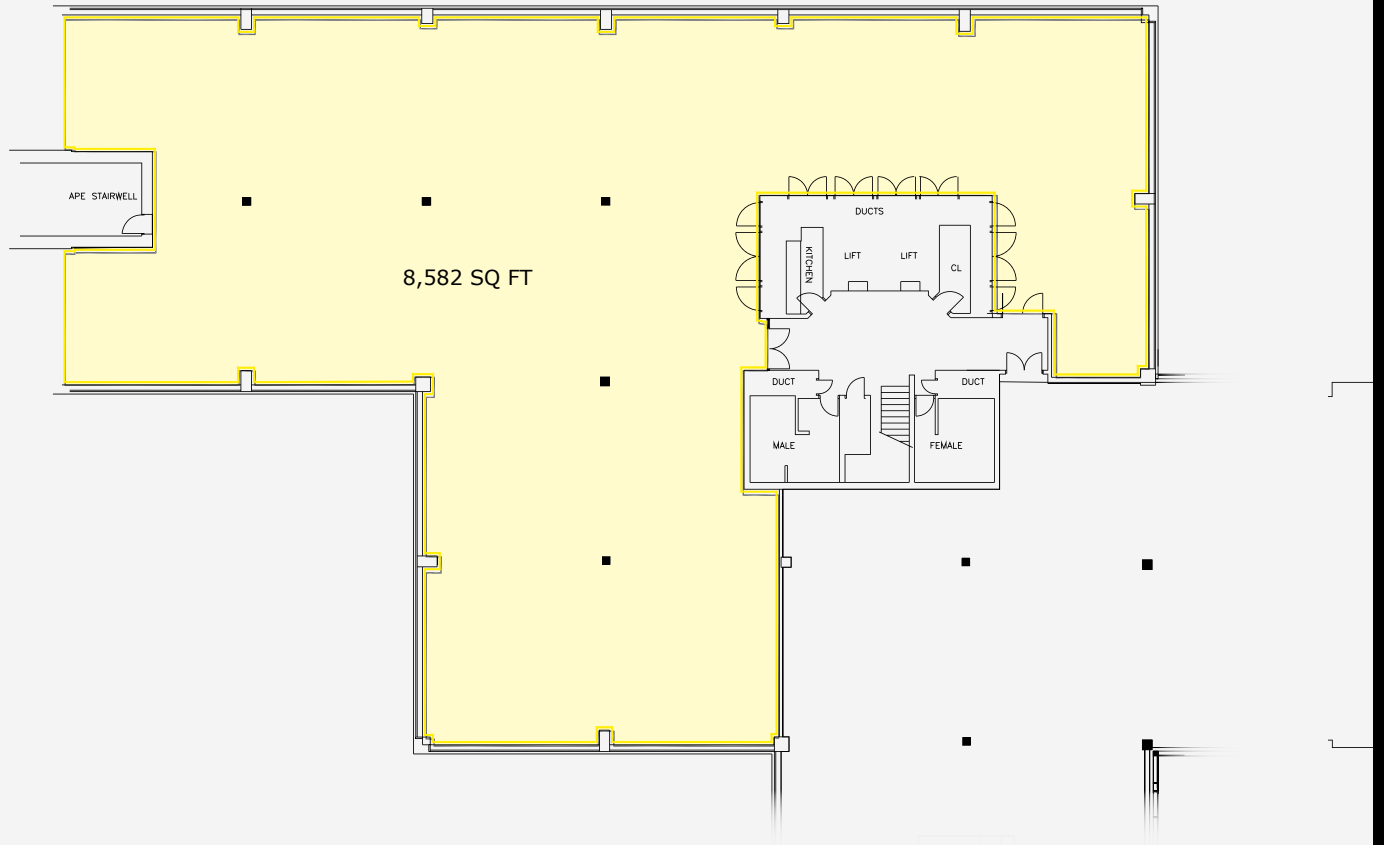
- / FEATURE RECEPTION WITH VISITOR SEATING
- / ON-SITE SECURITY/CONCIERGE
- / EXCELLENT ON-SITE CAR PARKING
- / SUSPENDED CEILING
- / LED LIGHTS
- / FULL ACCESS RAISED FLOOR WITH HIGH QUALITY CARPET THROUGHOUT
- / NEW COMFORT COOLING SYSTEM
- / REFURBISHED FLOORS EPC RATED B
- / DDA COMPLIANT
- / ADJACENT TO COSTA COFFEE DRIVE THRU



GROUND FLOOR



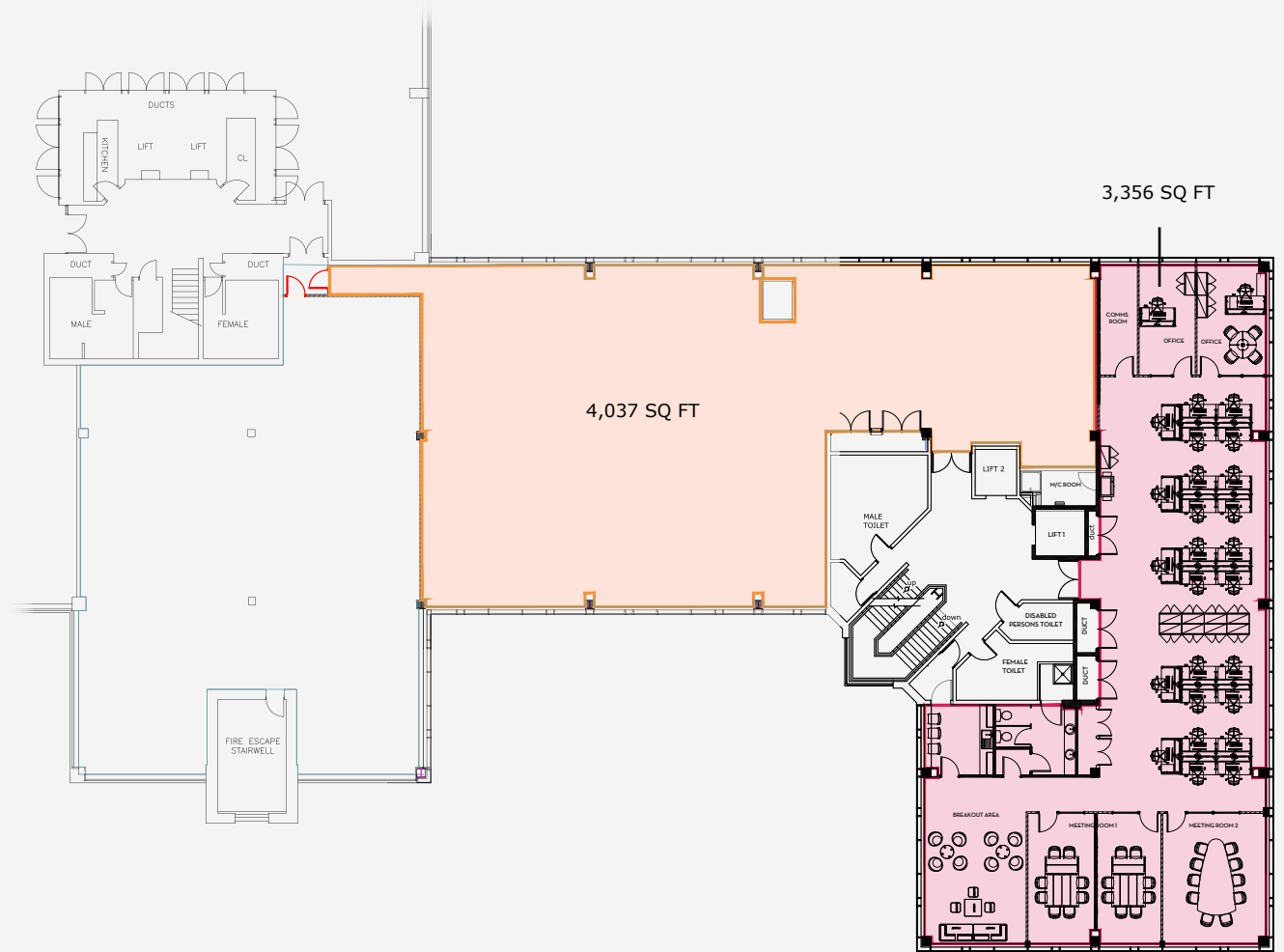
SECOND FLOOR



SPECIFICATION

- / SUSPENDED CEILING
- / LG3 LIGHTING
- / FULL ACCESS RAISED FLOOR
- / HIGH QUALITY CARPET THROUGHOUT
- / COMFORT COOLING SYSTEM
- / EXISTING FIT OUT
- / DDA COMPLIANT

THIRD FLOOR







THE VILLAGE HOTEL BAR & GRILL



DAVID LLOYD GYM



MILLER AND CARTER



SEARS RETAIL PARK



THE REGENCY HOTEL & BRASSERIE



ORLEANS SMOKEHOUSE

SAT NAV REF

B90 4BN



FRIARS GATE

SOLIHULL

DRIVE TIMES

WARWICK: 22 min

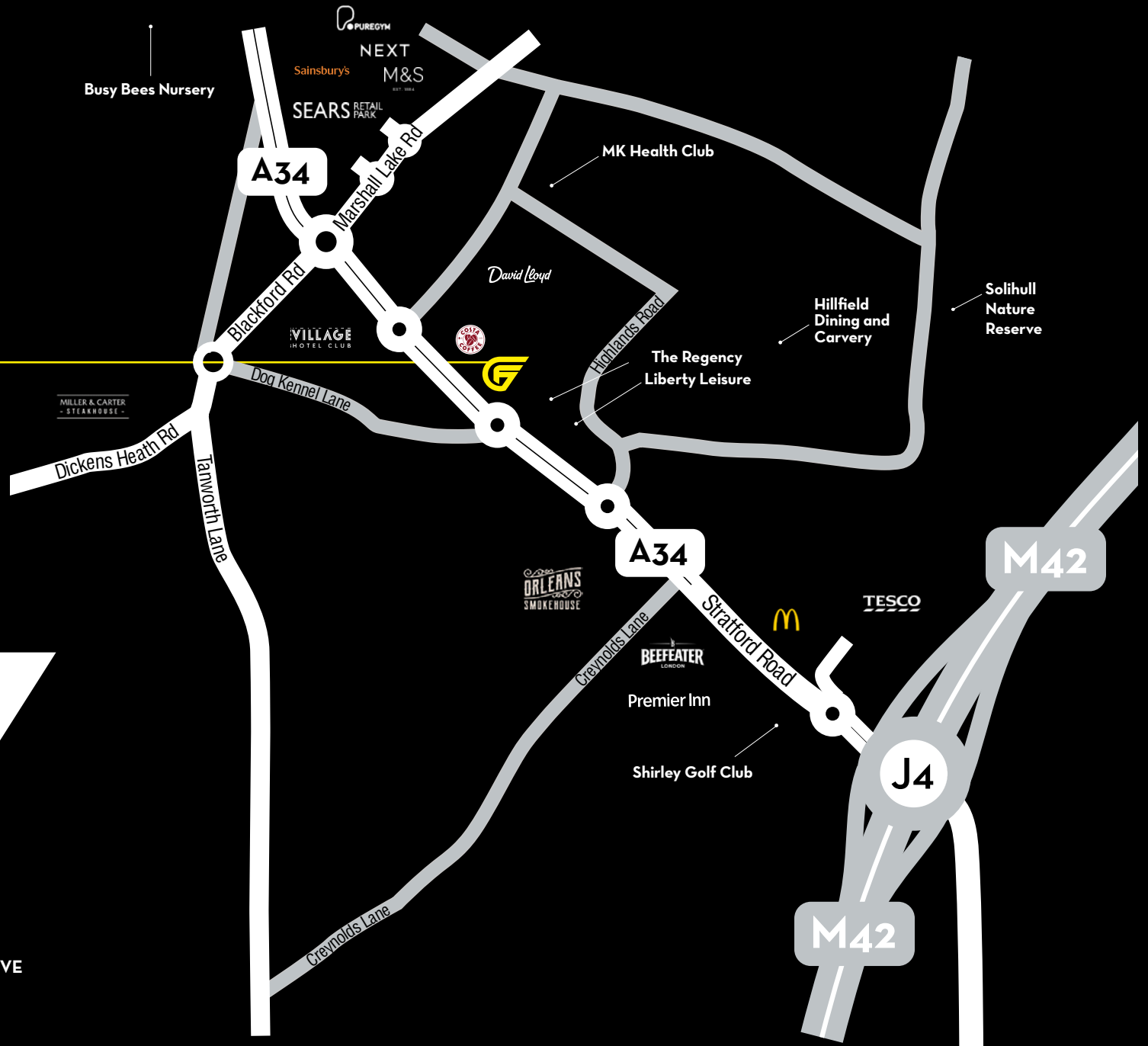
BIRMINGHAM: 26 min

COVENTRY: 28 min

LONDON: 1 hr 56 min



WHAT3WORDS: FIRED.GLOBAL.ARRIVE





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