

CHILDREN'S DAY NURSERY OPPORTUNITY

THE CHAPEL, PINWOOD BUSINESS PARK, COLESHILL ROAD, MARSTON GREEN, B37 7HG

NEW LEASE OPPORTUNITY - RENTAL OFFERS INVITED IN EXCESS OF £125,000 PLUS VAT



savills



HIGHLIGHTS INCLUDE:

- Site area of 0.36 acres (0.14 hectares)
- The property is arranged over three levels extending to 7,401 Sq Ft
- Located within the Pinewood Business Park in Marston Green
- Affluent residential area within the West Midlands
- Close proximity to Marston Green Junior School
- Strong suitability for a children's day nursery
- Excellent connectivity to major road networks (e.g., the A452 and M42)
- Leasehold offers invited in excess of £125,000 exclusive of VAT

LOCATION

The property is located within the Pinewood Business Park on Coleshill Road in the suburban village of Marston Green on the outskirts of Birmingham. Marston Green is a well-established residential area approximately 7.5 miles east of Birmingham city centre and 2 miles north of Birmingham International Airport. Coleshill Road sits just off Chester Road (A452), providing convenient access to the M42 and M6 road networks.

The surrounding area is predominantly residential with a strong local catchment that would support continuous demand for childcare services. The property benefits from nearby local amenities (e.g. the park land fronting Coleshill Road directly to the west of Pinewood Business Park), modern housing developments and accessibility to major transport links.

DESCRIPTION

The property comprises a converted chapel building of red brick elevations with stone tracery set beneath a multi-pitched, tile roof. To the front elevation, there is a modern, metal cladding extension with full height windows set beneath a pitched, corrugated metal roof.

LINKS

BIRDS EYE VIEW



GOOGLE STREET VIEW



ACCOMMODATION

Ground Floor The modern front extension leads into an entrance lobby with glazed frontage and an open plan front room with a kitchen and four WCs. Beyond the front extension, the original chapel building consists of the main open plan rooms, managers office, toilet facilities, disabled WC, kitchen, breakout room, and two meeting rooms. The ground floor is equipped with air conditioning.

Mezzanine The mezzanine floor comprises an additional breakout room.

First Floor There are three internal stairwells leading up to the first floor accommodation, which comprises two open plan rooms, managers office, kitchen, and a meeting room. The first floor is also equipped with air conditioning.

PLANNING

The property has dual use as both a children's nursery (D1) and office (B1) with planning permission already granted for internal modifications, external works for adaptation of car parking arrangement to form a child safe drop off / pick up area, and a new access door / ramp to be formed to give access to a new outdoor play area.

LOCAL AUTHORITY

Solihull Metropolitan Borough Council
<https://www.solihull.gov.uk/>

SERVICES

We are verbally advised that the property is connected to mains water, gas and electricity.

TERMS

Our client is inviting offers in excess of £125,000 plus VAT per annum for a new lease on standard commercial terms for a new children's day nursery fitted out to a specification to be agreed.

VAT

VAT is applicable at the appropriate rate.



POTENTIAL SCHEME DESIGN



Indicative design

POTENTIAL SCHEME DESIGN

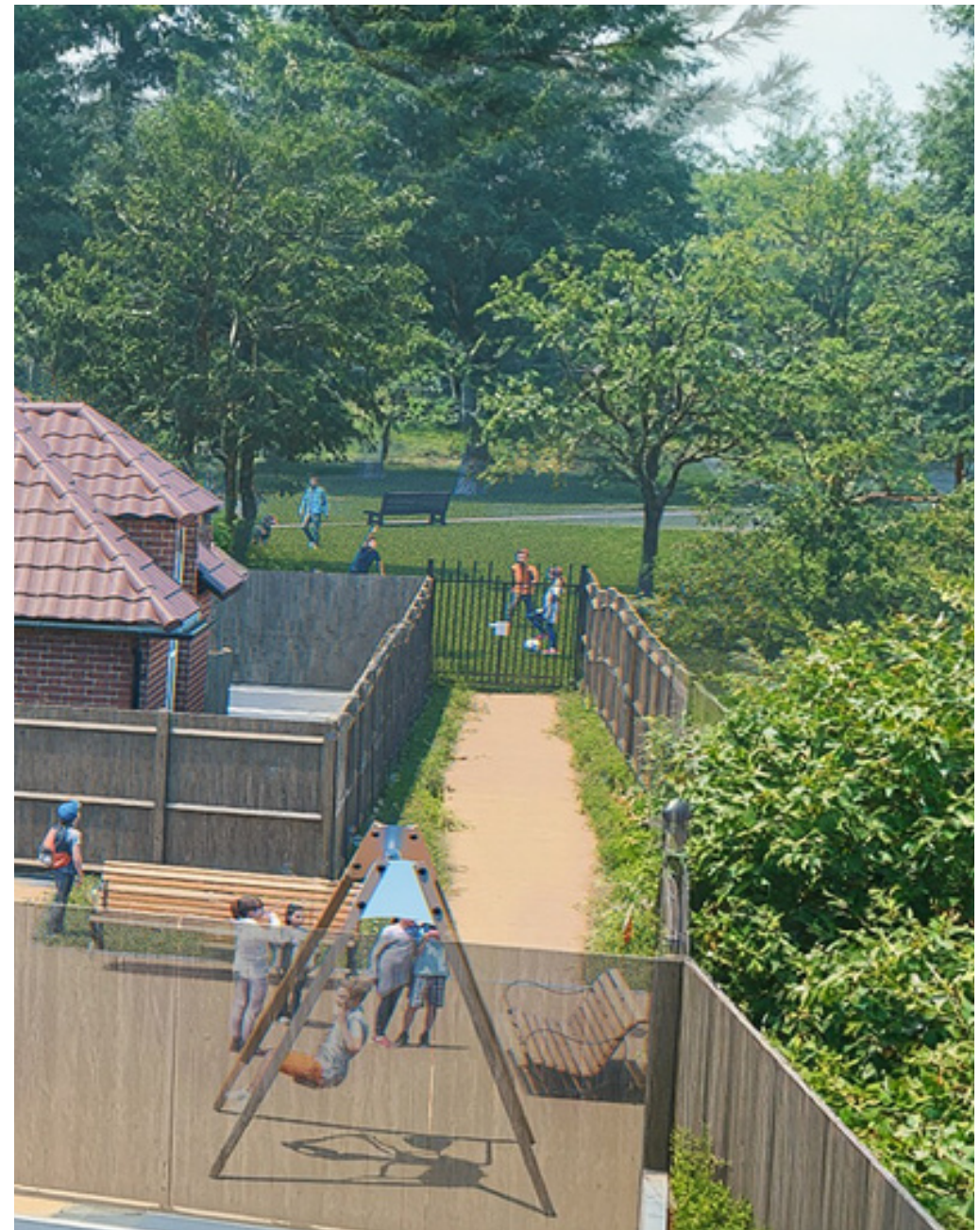


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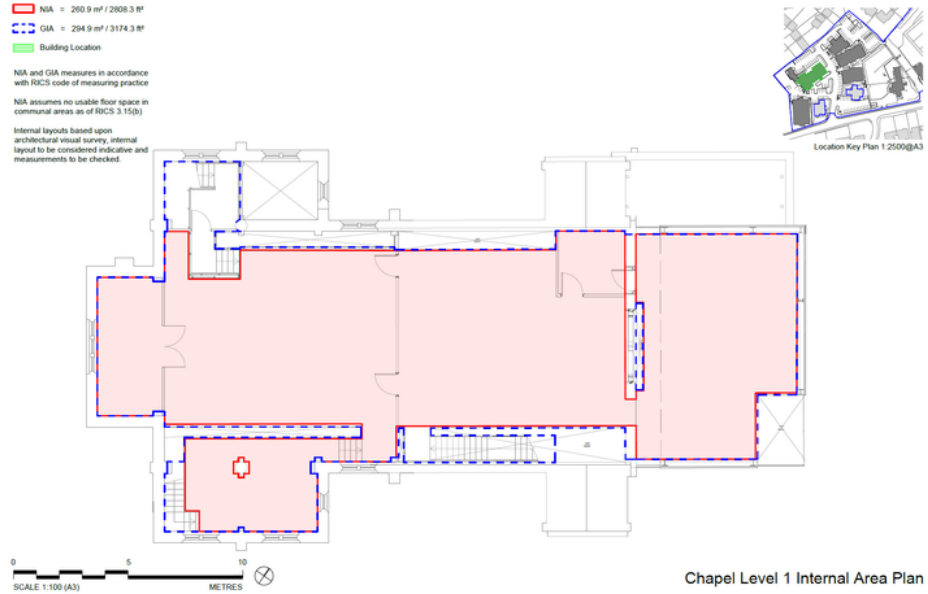
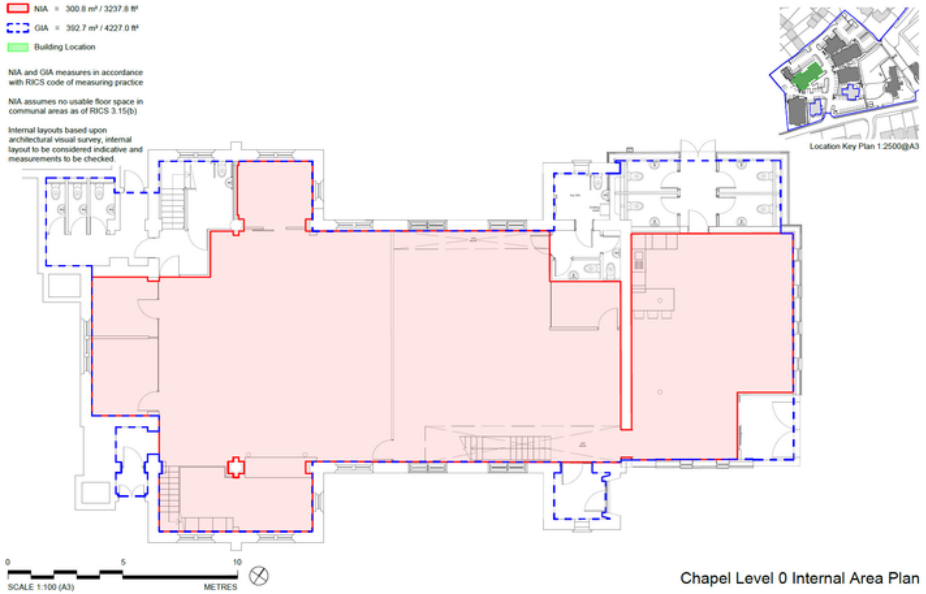
POTENTIAL SCHEME DESIGN



Indicative design



SITE / FLOOR PLANS



ANTI MONEY LAUNDERING REGULATIONS

Regulations require Savills to conduct various checks on tenants. Further details are available upon request.

VIEWINGS

All formal site viewings are strictly by appointment with Savills.

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