

George Road Business Park, 395 George Road,
Erdington, Birmingham, B23 7RZ



TO LET

Office Campus with Storage & Workshops

Offices from (NIA) 5,894 ft² (547.57 m²)

George Road Business Park, Erdington, B23 7RZ

Offering a mix of offices, storage and workshop units and catering for a variety of uses

Overview

- Mixed Use Commercial Premises Offering Offices, Storage & Workshop Space
- Generous On-site Car Parking
- Flexible Office Accommodation
- Easy Access to National Motorway Network
- Close to Birmingham City Centre
- Pleasant Location Overlooking Lake
- Site Manager and Electric Gates



Location

George Road is within easy access of the A38 and Junction 6 of the M6, leading to the M42, M5 and the national motorway network. Birmingham International Airport and the

National Exhibition centre are approximately 20 minutes away.

There are regular local bus services to and from Birmingham City Centre, Erdington and Sutton Coldfield and Gravelly Hill train station is within walking distance. A range of shops, cafes and supermarkets are also close by.

Description

George Road Business Park, is a 95,000 sq ft (9,000 sq m) property covering 4.6 acres (1.9 hectares) comprising an office complex, storage units and workshops. The site fronts George Road in Erdington, and is approximately 4 miles north of Birmingham city centre.

Set in tranquil surroundings overlooking a lake, the business park offers in excess of 50,000 sq ft (5,000 sq m) of office space, along with workshops and storage totalling 40,000 sq ft (3,800 sq m) with generous on-site car parking.

The two and three storey brick-built offices offer the flexibility of open plan, cellular space, or a combination, within a single suite, a floor or a self-contained building.

The offices are fully carpeted with central heating. They benefit from suspended ceilings, perimeter trunking and there is partial air conditioning. The business park also provides generous onsite car parking.

Service Charge

A charge will be levied to cover the cost of all services provided to the property.

VAT

All costs are exclusive of VAT.

Services

We understand that electricity and water are available on, or adjacent to the subject premises.

The agent has not tested the suitability of the connections and recommends that all interested parties carry out their own investigations.

Legal Costs

Both parties are responsible for their own legal and surveyor's costs incurred during the transaction.

Viewing

Strictly via the joint agent Siddall Jones on 0121 638 0500

Rental / Terms
(approximately)

George House	FULLY LET
Douglas House	5,894 - 16,545 ft ² approx.
Shenstone House	24,531 ft ² approx.

The suites are available to let on a new lease, with terms to be agreed.

