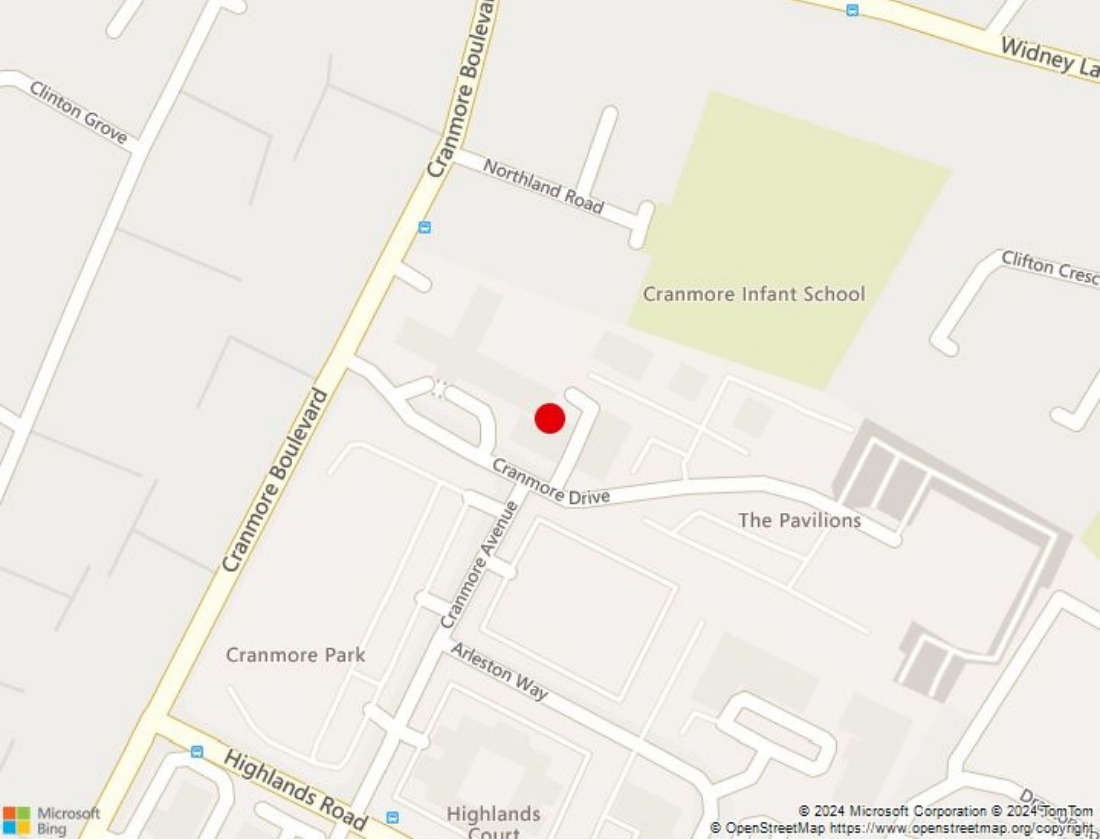


HIGH QUALITY MODERN OFFICE SUITES TO LET

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

2,646 - 28,310 SqFt (245.81 - 2,630 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

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
First Floor Part A	2,646	245.81
First Floor Part B (COMING SOON)	11,443	1,063.05
First Floor Part C	5,348	496.83
Total Floor Area	28,310	2,630

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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.

TERMS

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

SERVICE CHARGE

A service charge is 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.

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.

ASKING RENT

£14.50 per sq ft pax

EPC

Energy Performance Certificate available upon request.

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:



Eleanor Robinson
DDI: 0121 321 3441
Mob: 07738 713829
E: eleanor.robinson@burleybrowne.co.uk



Ben Nicholson MRICS
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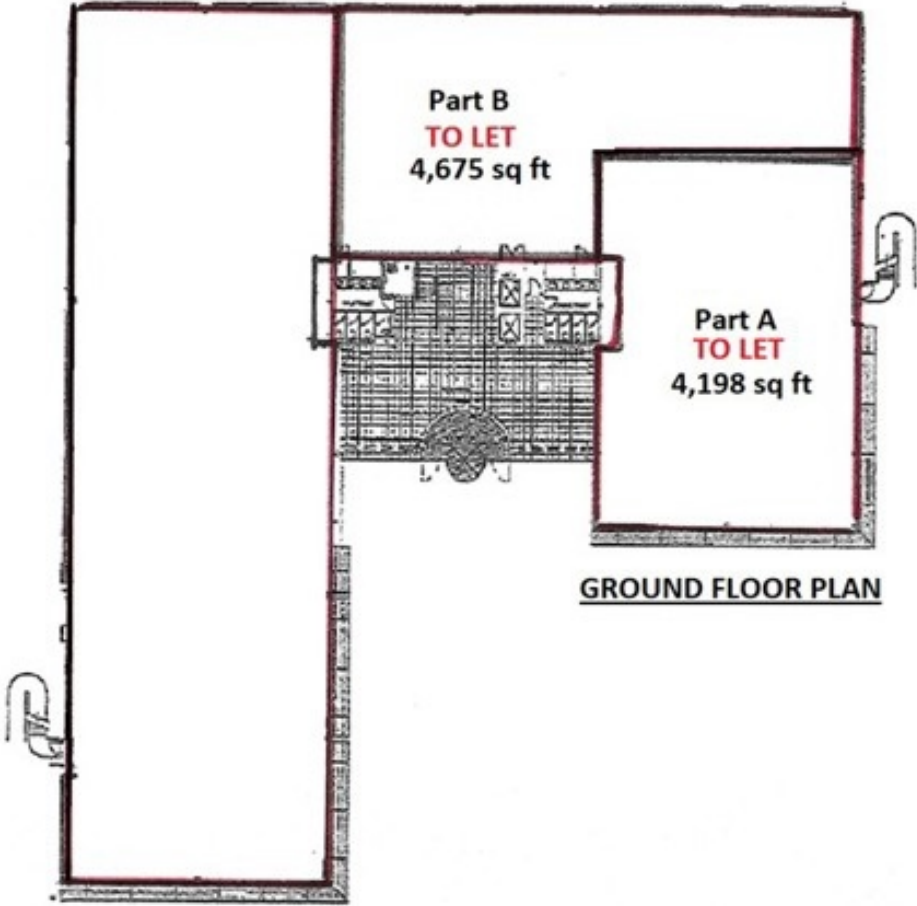
0121 321 3441
www.burleybrowne.co.uk



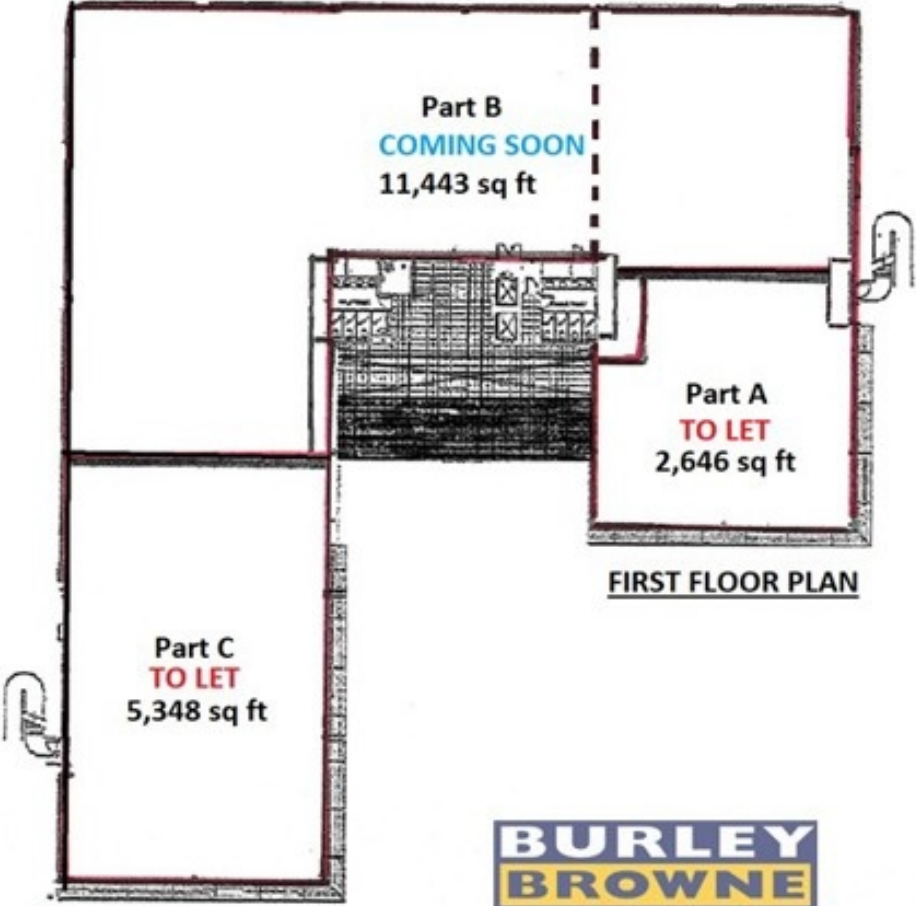
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Misrepresentation Act 1967. Unfair Contract Terms 1977. Consumer Protection Regulations under Unfair Trading Regulations 2008. The Business Protection Regulations from Misleading Marketing Regulations 2008.

ONE CRANMORE DRIVE, SHIRLEY, SOLIHULL



GROUND FLOOR PLAN



FIRST FLOOR PLAN

BURLEY BROWNE
CHARTERED SURVEYORS
0121 321 3441

0121 321 3441
www.burleybrowne.co.uk



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