

PEGASUS

SOLIHULL

BUSINESS

PARK



3,812

Pegasus is a prominent 3 storey office building on the established Solihull Business Park.

The building benefits from a contemporary refurbishment, whilst the office space provides LED lighting, VRF Fan air conditioning and raised access floors .

The first floor suite offers open plan office accommodate whilst the ground floor suite provides a fully fitted option for an occupier allow immediate occupation.

7,281

SQ FT



GYMSHARK 	 acora Led by Experience
LOUNGE	 PROLOGIS
ORACLE	St James's Place
 Collins Aerospace	 TESLA

The location has a strong reputation for attracting and retaining large corporate occupiers.

The location offers superb ease of access to an extensive transport network being just over 1 mile from J4 of the M42, circa 3 miles from Solihull Railway Station and direct rail services to London, Birmingham Moor Street and Birmingham International.





SCHEDULE OF ACCOMMODATION

Floor	SQ FT IPMS3	SQ M IPMS3	Parking Spaces
First	7,281	676	25
Ground	3,812	354	16
Total	11,093	1,030	41

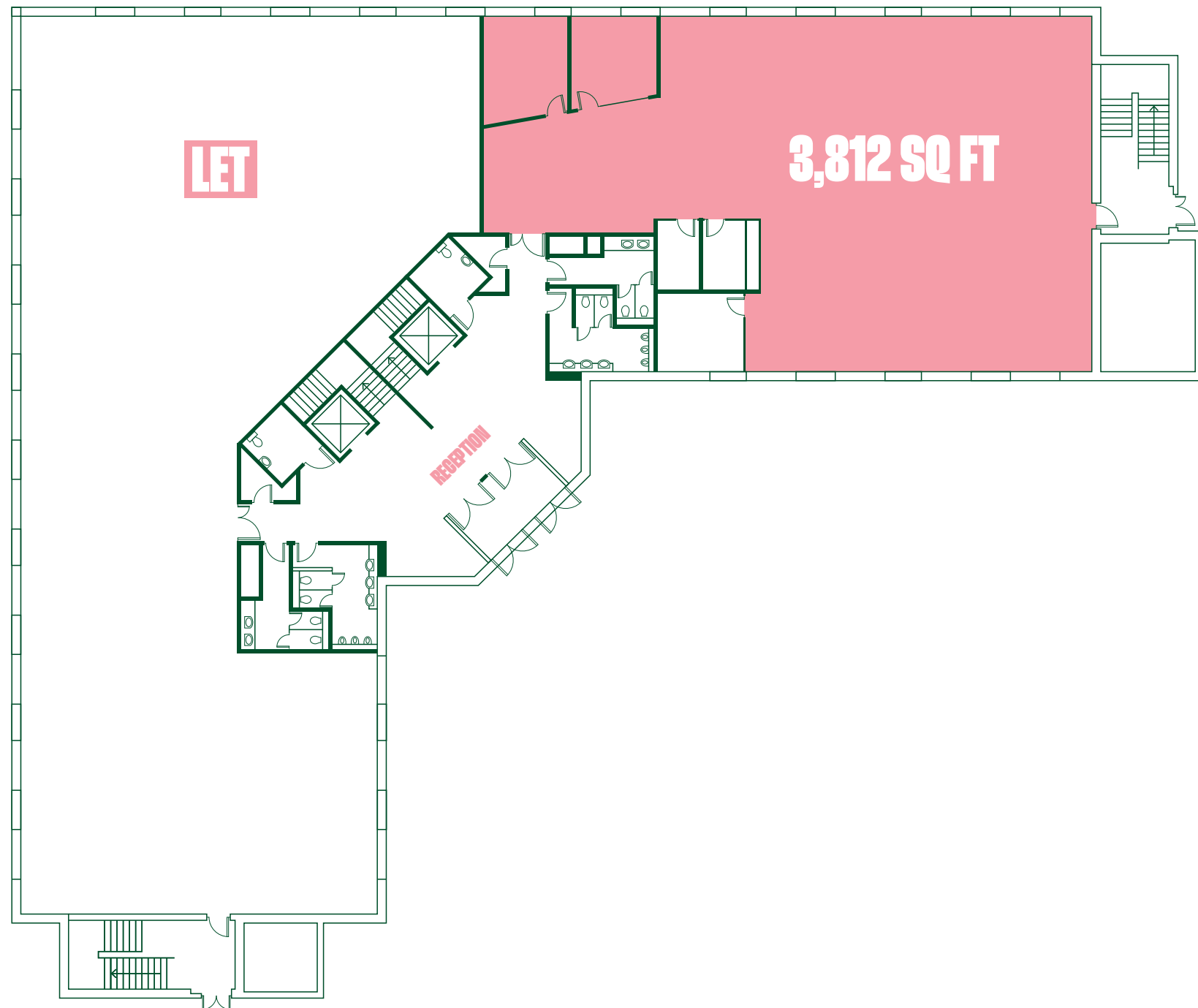
GROUND FLOOR

IPMS3

3,812 SQ FT

354 SQ M

Ground floor suite provides a fully fitted option for an occupier, complete with meeting rooms, kitchenette and furniture allowing for immediate occupation.



North



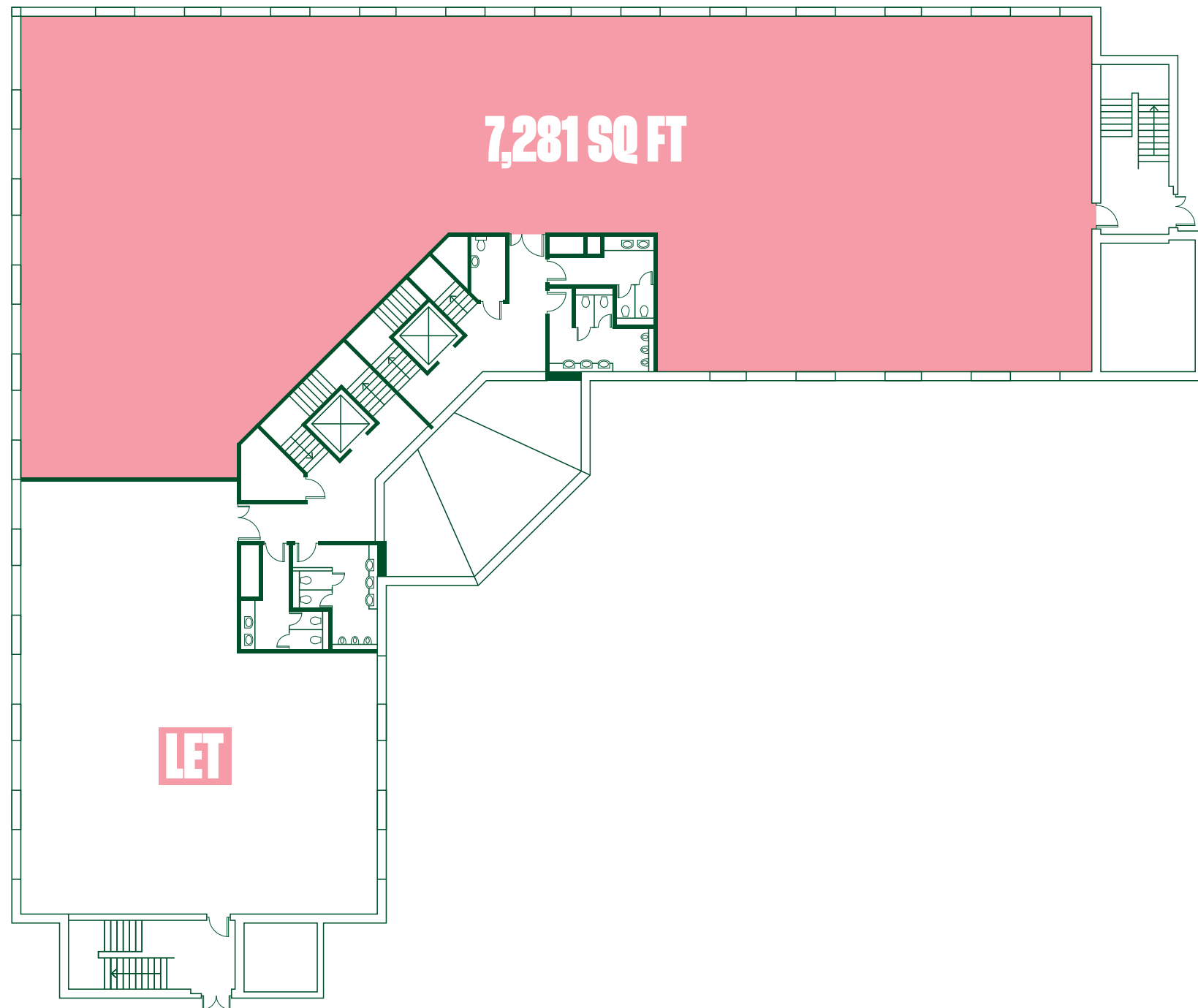
FIRST FLOOR

IPMS3

7,281 SQ FT

676 SQ M

The First Floor suite is being reinstated to an open plan configuration and is being newly redecorated to provide modern and flexible workspace.



North

SPECIFICATION



EPC Rating B50



LED lights



Front of house receptionist



A new 3 pipe fan coil VRF heating /cooling system



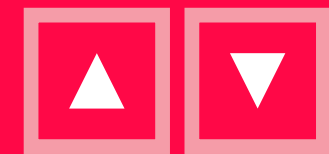
Raised access floors with 195mm clear void



Shower facilities



Cycle rack



Two 8 person passenger lifts



Building management system



Disabled WC on each floor



41 on-site car parking spaces

LOCATION



The location offers superb ease of access to the extensive motorway network being just over 1 mile from J4 of the M42 and less than 3 miles from both Widney Manor and Solihull Railway Stations providing direct rail services to London, Birmingham Moor Street and Birmingham Snow Hill.



SURROUNDING AMENITIES







What.Three.Words ///
palace.hips.pitch

Sat Nav B90 4GT



Sat Nav B90 4GT

PEGASUS

SOLIHULL

BUSINESS

PARK

These brief particulars have been prepared as agents for our clients and are intended as a convenient guide to supplement an inspection or survey. Their accuracy is not guaranteed. They contain statements of opinion and in some instances we have relied on information provided by others. You should verify the particulars on your visit to the property and the particulars do not obviate the need for a full survey and all the appropriate enquiries. Accordingly, there shall be no liability as a result of any error or omission in the particulars or any other information given.

May 2024. Reference 2402010. Design by **JAMES&JAMES** | jamesjames.design



0121 265 7616

DOUGLAS BONHAM

07920 077 100

douglas.bonham@colliers.com

**AVISON
YOUNG**

ADRIAN GRIFFITH

07760 172 918

adrian.griffith@avisonyoung.com