

One Parklands

Parklands Business Park
Birmingham



Grade A Specification

4,288 sq ft (398 sq m)

Self-contained office suite To Let



LOCATION

Parklands Business Park is an attractively landscaped 200 acre mixed-use park, combining prestigious office buildings with numerous on-site retail and leisure amenities.

Direct access to the M5 Junction 4 (2 miles), M42 Junction 2 via B4120 (3 miles) and just 9 miles from Birmingham City Centre within the Central Technology Belt. Parklands Business Park is in close proximity to Longbridge Train Station (1 mile), providing regular direct access to Birmingham City Centre.

Six regular bus services run at least every ten minutes during the week from the A38 to Longbridge train station and beyond.

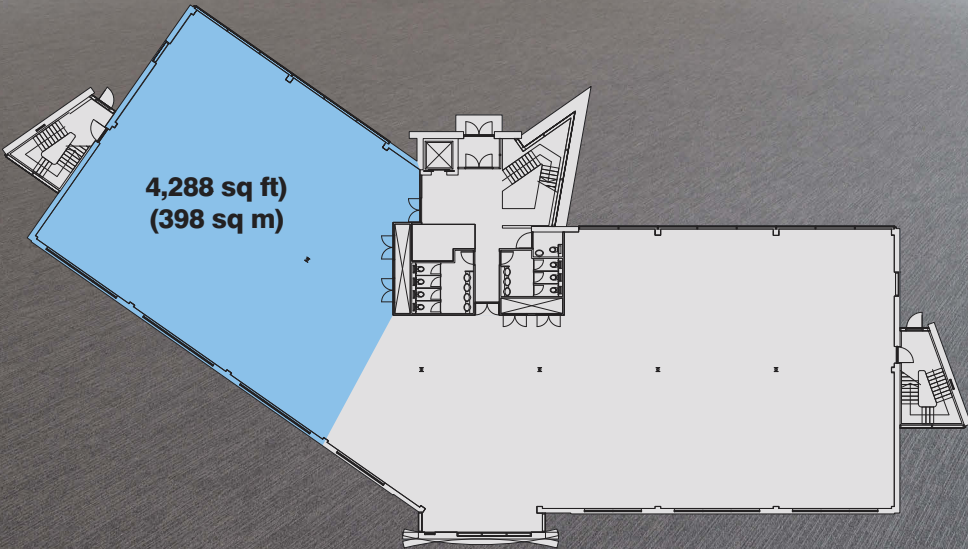
SPECIFICATION

This ground floor, self-contained, suite provides 4,288 sq ft (398 sq m) of open plan accommodation with a high specification.

- Air conditioning
- Fully accessed raised floors
- Links to sophisticated ICT network (BT e-location)
- Suspended ceiling with recessed LED lighting
- Designed for comfort and reduced energy costs
- 17 on site parking spaces (1:252 sq ft)
- 24 hour manned on-site security with CCTV
- DDA compliance
- 13 person passenger lift
- Double height reception
- EPC rating of C54



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LEASE TERMS

Available to lease by way of a new full repairing and insuring lease.

RENTAL

Upon application.

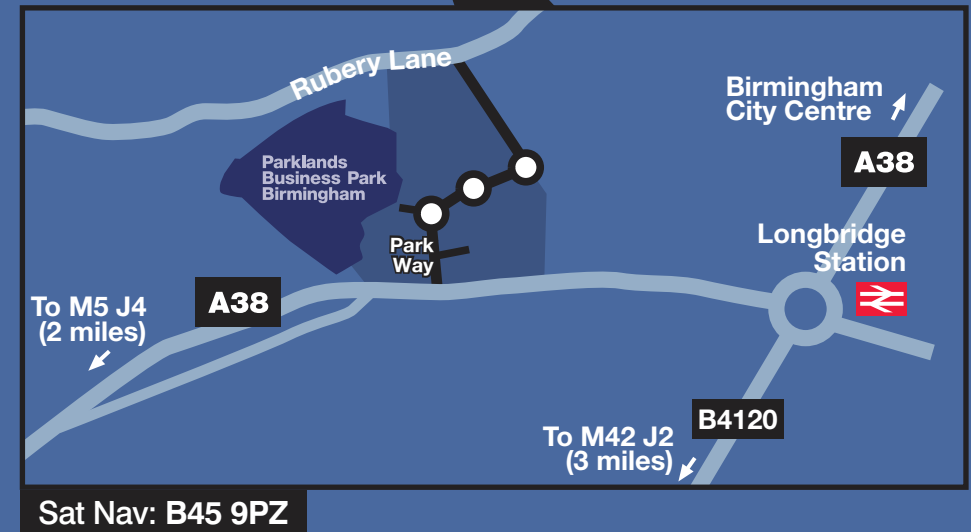
ESTATE/SERVICE CHARGE

An estate and service charge is levied to cover communal costs.

RATES

Tenant's responsibility.

- ① Cinema
- ② Restaurants
- ③ Health Club/Medical Centre
- ④ Creche
- ⑤ Pub
- ⑥ Hotel
- ⑦ Petrol Station
- ⑧ Morrisons
- ⑨ Longbridge Station



For and on behalf of:



2 miles from J4 M5

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VIEWING:
By appointment with
the sole agent:



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