



Colliers



SEVEN HOUSE

Seven House

High Street,
Longbridge,
Birmingham,
B31 2UQ

OFFICES TO LET

3,740 SQ FT

[Colliers.com/uk/offices](https://colliers.com/uk/offices)

The Property

- Modern offices with exposed services
- Grade A office accommodation
- Extensive on site amenities
- Adjacent to Longbridge Railway Station
- Excellent on site parking

Ready to talk?
Please Call/ Email/

Douglas Bonham
0121 265 7616 / 07920 077 100
Douglas.Bonham@colliers.com



Location

Situated within easy reach of both the M5 (Junction 4) and M42 (junction 2), Longbridge boasts excellent connectivity by road, rail and air. Regularly served by over 350 buses a day. Trains every 10 minutes from its own station Longbridge Railway Station provide a direct link to Birmingham and the surrounding areas. The use of public transport is encouraged at Longbridge in order to promote greener lifestyles.

Accommodation

The property comprises a first-floor suite accessed via a shared reception area leading to staircase and lift access to first floor landing area with WCs off. The office extends to provide an open plan office accommodation.

Specification

The specification is as follows:

- VRV 3 Pipe Air Conditioning
- Photo voltaic roof panels
- Raised floors (150 mm void)
- Floor loading – 5kN/m2 including 1kN/m2 for partitioning
- Double glazing
- 8-person passenger lift
- Male and female toilets on each floor
- Shower
- BREEAM: ‘Very Good’

Parking

10 car parking spaces are inclusive of the rent. A car park with 500 spaces is immediately adjacent Seven House with free parking for 3 hours or £3.00 per car per day.

Availability

Part First Floor – 3,740 sq. ft.

The Lease

The premises is available on a new Full Repairing and Insuring Lease for a term to be agreed

The Rent

Quoting rent £20.50 per sq. Ft per annum.

Service Charge

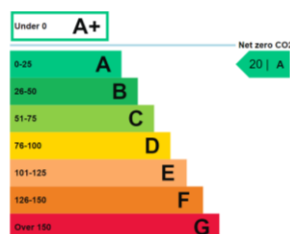
A Landlord's service charge is levied in respect of the upkeep and maintenance of the building's common parts.

Business Rates

Business rates are approximately £5.88 per sq. ft.

EPC

A-20





Amenities

Boasting beloved national retailers nestling alongside independent stores, eateries and leisure facilities, and all the amenities a thoroughly modern, forward-thinking urban townscape provides.

M&S



Sainsbury's



KFC



SUBWAY

Boots

COSTA
COFFEE

Holland & Barrett

Specsavers



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Further Information

For further information or to arrange an inspection of the property, please contact:

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