

WELLINGTON HOUSE

STARLEY WAY, SOLIHULL B37 7HB

TO LET

SOLIHULL



REFURBISHED HQ OFFICE BUILDING

23,520 SQ FT OVER 2 FLOORS WITH 98 CAR SPACES

WELLINGTON HOUSE

STARLEY WAY, SOLIHULL B37 7HB



**SUPERBLY LOCATED
HQ BUILDING**

**LARGE 11,250 SQ FT
OPEN PLAN
FLOORPLATES**

LOCATION

Wellington House is located in one of the UK's main commercial hubs, close to Birmingham Airport, Birmingham International Railway Station, the NEC, Resorts World and the proposed Birmingham Interchange HS2 Station. Excellent motorway access is provided at Junction 4 M6 and Junction 6 M42, both of which are only two miles away.



SITUATION

Wellington House has frontage to Bickenhill Lane and Starley Way. Bickenhill Lane is accessed from the A45 (Coventry Road), providing direct access to Junction 6 of the M42, and also connects with Junction 4 of the M6 to the north via the A446.

The site's proximity to Birmingham Airport, Birmingham International Railway Station and the National Exhibition Centre (NEC) makes Wellington House one of the region's most desirable out-of-town locations for regional, national, and international occupiers. The local area is of mixed use with several modern office buildings, hotels, leisure destinations, and large distribution warehouses.

The park benefits from extensive amenity offerings within a close proximity including the NEC (the largest exhibition centre in the UK) and Resorts World which encompasses restaurants, shops, a casino, cinema, hotel and spa.

Solihull town centre offers further amenity and is situated just 5 miles south west of Wellington House. Offerings include an extensive range of food and beverage occupiers and Touchwood shopping centre, anchored by John Lewis.



BIRMINGHAM INTERNATIONAL

nec

SKY RAIL



Bickenhill Lane

Starley Way



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AROUND
2,900,000 ←
 PEOPLE LIVE IN
 BIRMINGHAM CITY,
 WITH 3,600,000 IN THE
 METROPOLITAN AREA

BIRMINGHAM IS PREDICTED
 TO SEE EMPLOYMENT
 LEVELS GROW TO THE 7TH
 FASTEST OVER THE NEXT
 12 MONTHS, INCREASING
 YEAR-ON-YEAR BY
2.2% ←



13M ←
 PASSENGERS USE
 BIRMINGHAM
 INTERNATIONAL
 AIRPORT EVERY YEAR



BIRMINGHAM
 RECEIVES
42M ←
 VISITORS
 PER YEAR

BIRMINGHAM HAS A
80,000 ←
 STUDENT POPULATION



NEW STREET TO
 EUSTON TRAIN
**1 HOUR
 20 MINS** ←



SPECIFICATION

Wellington House offers a fantastic opportunity to occupy an impressive refurbished HQ building in a highly sought after location. With its glazed entrance and impressive double height reception, Wellington House is currently available to let as a whole or on a floor by floor basis.

The building has been refurbished to provide the following specification:



Parking Ratio
1:240 sq ft



Double height
reception area



LED
lighting



New
carpeting



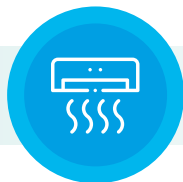
Column free
floorplates



Glazed
entrance



Suspended
ceilings



Air
conditioning



Fully accessible
raised floors



The building has
an EPC of B(50)



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EPC

Wellington House has an energy performance rating of B(50).

LEASE TERMS

Rent on application.

VAT

VAT is payable.

FURTHER INFORMATION

For further information or to arrange a viewing please contact the letting agents:

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**BNP PARIBAS
REAL ESTATE**

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