



FRIARS GATE

SOLIHULL

REFURBISHED
OFFICE SUITES
TO LET



2,500 TO 17,625 SQ FT

EPC B

A34 STRATFORD ROAD SOLIHULL, B90 4BN

FRIARS-GATE.CO.UK



LOCATION

Friars Gate occupies a prominent position fronting the A34 Stratford Road, one of the main arterial routes providing direct access to the National motorway network. The property is within close proximity to Solihull town centre (5 minutes drive), Birmingham International Airport / Train Station and the NEC (15 minutes drive)

The property is surrounded by a variety of amenities including Tesco Superstore, David Lloyd, Virgin Active, Village Hotel and Sears Retail Park. The building also benefits from a Costa Coffee drive thru which is located at the front of the site.

DESCRIPTION

Friars Gate is one of the most successful multi-let office buildings in the area. It is home to a wide range of occupiers, from small to large multi-national organisations.

The property is accessed via an impressive reception area which provides informal visitor seating and a dedicated on-site building manager. The vacant suites provide open plan working environments which benefit from significant levels of natural light and are easily configured to accommodate a range of business types. The property is accessible 24/7 with significant car parking at a ratio of 1:196 SQ FT.

AVAILABILITY

FG2 SECOND FLOOR

8,582 SQ FT

FG2 GROUND FLOOR

9,043 SQ FT

90 CAR PARKING SPACES

OCCUPIERS INCLUDE

- BANK OF IRELAND
- CATERPILLAR FINANCE
- THYSSENKRUPP
- LINNAEUS GROUP
- ARCELORMITTAL





SPECIFICATION

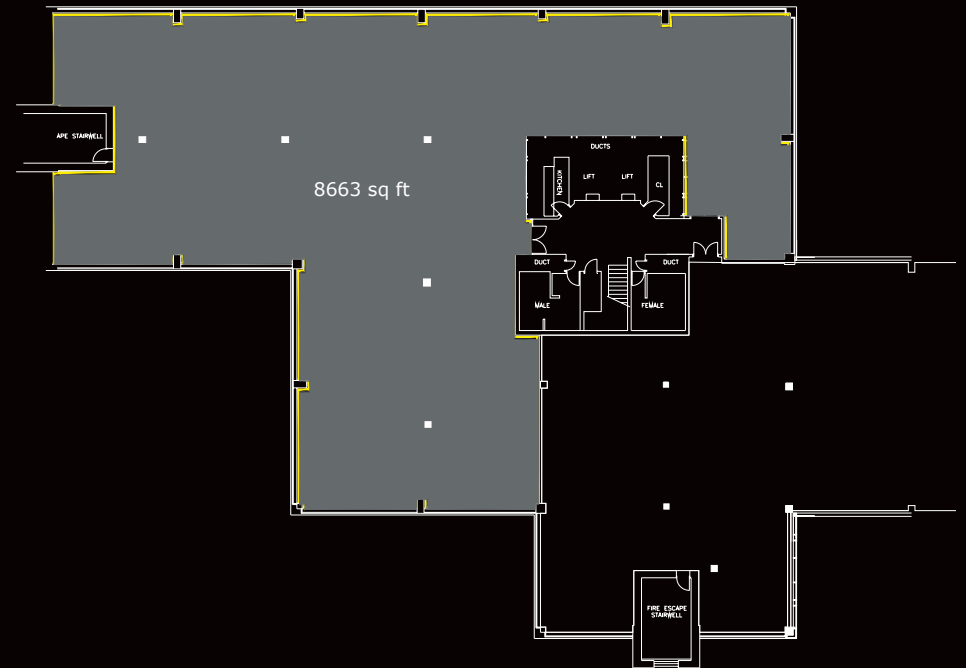
- / FEATURE RECEPTION WITH VISITOR SEATING
- / ON-SITE SECURITY/CONCIERGE
- / EXCELLENT ON-SITE CAR PARKING (RATIO 1:196 SQ FT)
- / SUSPENDED CEILING
- / LED LIGHTS
- / FULL ACCESS RAISED FLOOR WITH HIGH QUALITY CARPET THROUGHOUT
- / NEW COMFORT COOLING SYSTEM
- / CENTRAL HEATING
- / REFURBISHED FLOORS EPC RATED B
- / DDA COMPLIANT
- / ADJACENT TO COSTA COFFEE DRIVE THRU





GROUND FLOOR

Possible split



SECOND FLOOR

FLOOR PLANS







THE VILLAGE HOTEL BAR & GRILL



DAVID LLOYD GYM



MILLER AND CARTER



SEARS RETAIL PARK



THE REGENCY HOTEL & BRASSERIE



HARVESTER

SAT NAV REF

B90 4BN



FRIARS GATE
SOLIHULL

DRIVE TIMES

WARWICK : 22 min

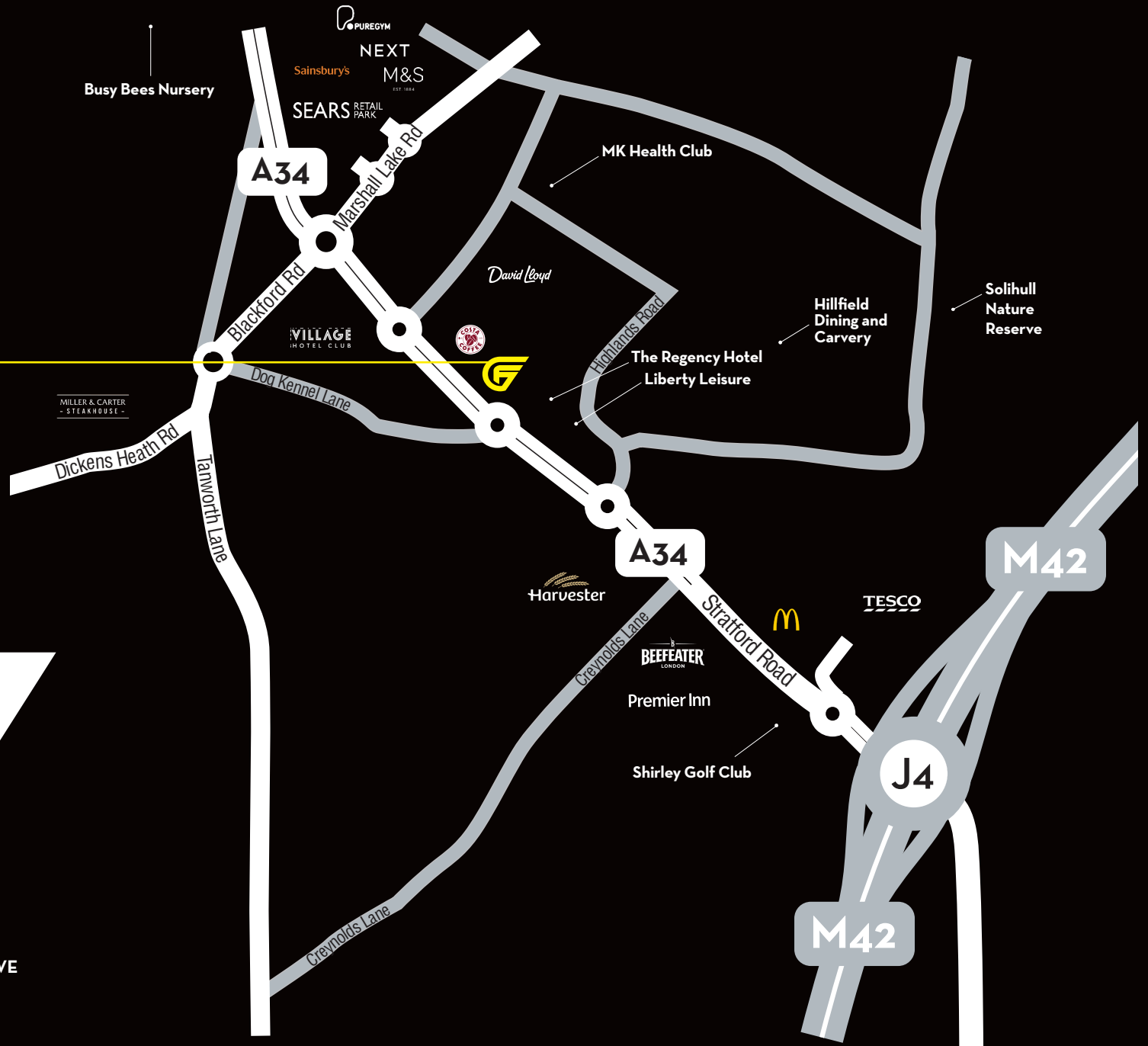
BIRMINGHAM : 26 min

COVENTRY : 28 min

LONDON : 1 hr 56 min



WHAT3WORDS: FIRED.GLOBAL.ARRIVE





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