



Preliminary Details



**FOR SALE/TO LET**

**9,945 sq ft (923.95 sq m) GIA**

**Westbury House,  
701-705 Warwick Road,  
Solihull,  
B91 3DA**

- Rare opportunity to acquire a freehold property in Solihull Town Centre
- Prominent frontage to main arterial route
- Close to varied retail and leisure amenities
- Potentially suit alternative uses, subject to planning.

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0121 233 2330

# Property details – Westbury House

## Description

Westbury House is a Georgian fronted office building arranged over 3 floors with pitched tiled roof to the front elevation and a mansard style roof to the rear extension.

Internally, the original front section provides cellular space, main stairwell and reception area. The rear extension provides open plan office accommodation.

Cable management is accommodated through perimeter trunking. Heating/cooling is through ceiling/wall mounted cassette units. There is both recessed and surface mounted LG3 lighting.

The property has 5 car parking spaces which are access via shared driveway from Warwick Road.

The total site area is approximately 0.13 acres.

## Accommodation

Ground Floor	2,839 sq ft	(263.76 sq m)
First Floor	4,013 sq ft	(372.83 sq m)
Second Floor	3,093 sq ft	(287.36 sq m)
<b>Total GIA</b>	<b>9,945 sq ft</b>	<b>(923.95 sq m)</b>

See attached floor plans, for identification purposes only.

## Tenure

Freehold.

The property is also available to lease and interested parties should approach the sole agents to discuss their requirements in order that a refurbishment scheme and rental proposal can be prepared for consideration.

## Price

Offers are sought in excess of £1.25 million.

## Anti Money Laundering

In accordance with AML regulations, the purchaser will need to provide information to include proof of identity and the source of funding to complete the purchase.

## VAT

The property is VAT elected.

## EPC

C63

## Legal costs

Each to bear their own.

## Use

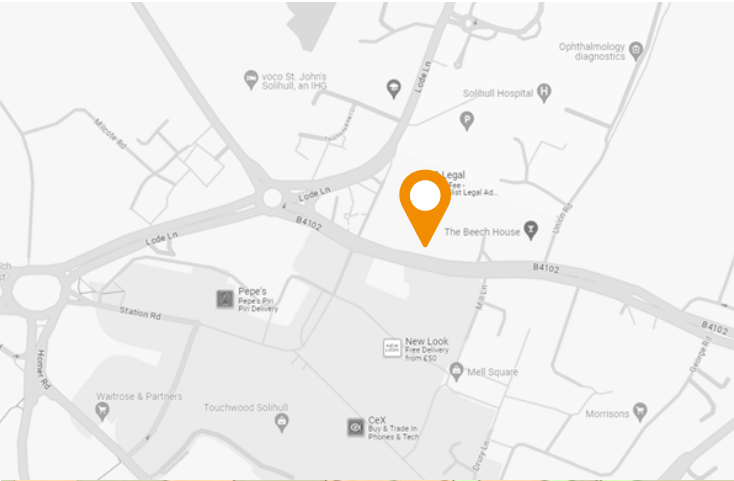
The property is currently used as an office building. SMBC have intimated in their response to a planning pre-application that they would consider a residential conversion into 6 x 2 bed and 6 x 1 bed apartments. A copy of the pre-application advice is available upon request from the sole agents.



## Location details

### Westbury House

701-705 Warwick Road,  
Solihull,  
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Westbury House fronts the Warwick Road (A41), the main arterial route through Solihull Town Centre, linking out to the M42 and westwards into Birmingham. The property lies on the edge of the town's retail centre and overlooks the back of Mell Square Shopping Centre. Touchwood Shopping Centre and John Lewis are within 250m of the property.

Solihull is located to the south east of Birmingham and is an affluent town with a borough population of over 216,000. Birmingham City Centre is 9 miles to the north west whilst Coventry is 13 miles to the east.

The town is situated to the west of the M42 with Junctions 4 and 5 both within 2 miles. The M42 links to the M6 to the north and the M40 just to the south of the town. The town is served by a mainline railway station linking to Birmingham Snow Hill and London Marylebone. Birmingham Airport and Birmingham International are 4 miles to the north of the town.



For further information  
and to arrange a viewing,  
please contact:

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**Nigel Tripp**

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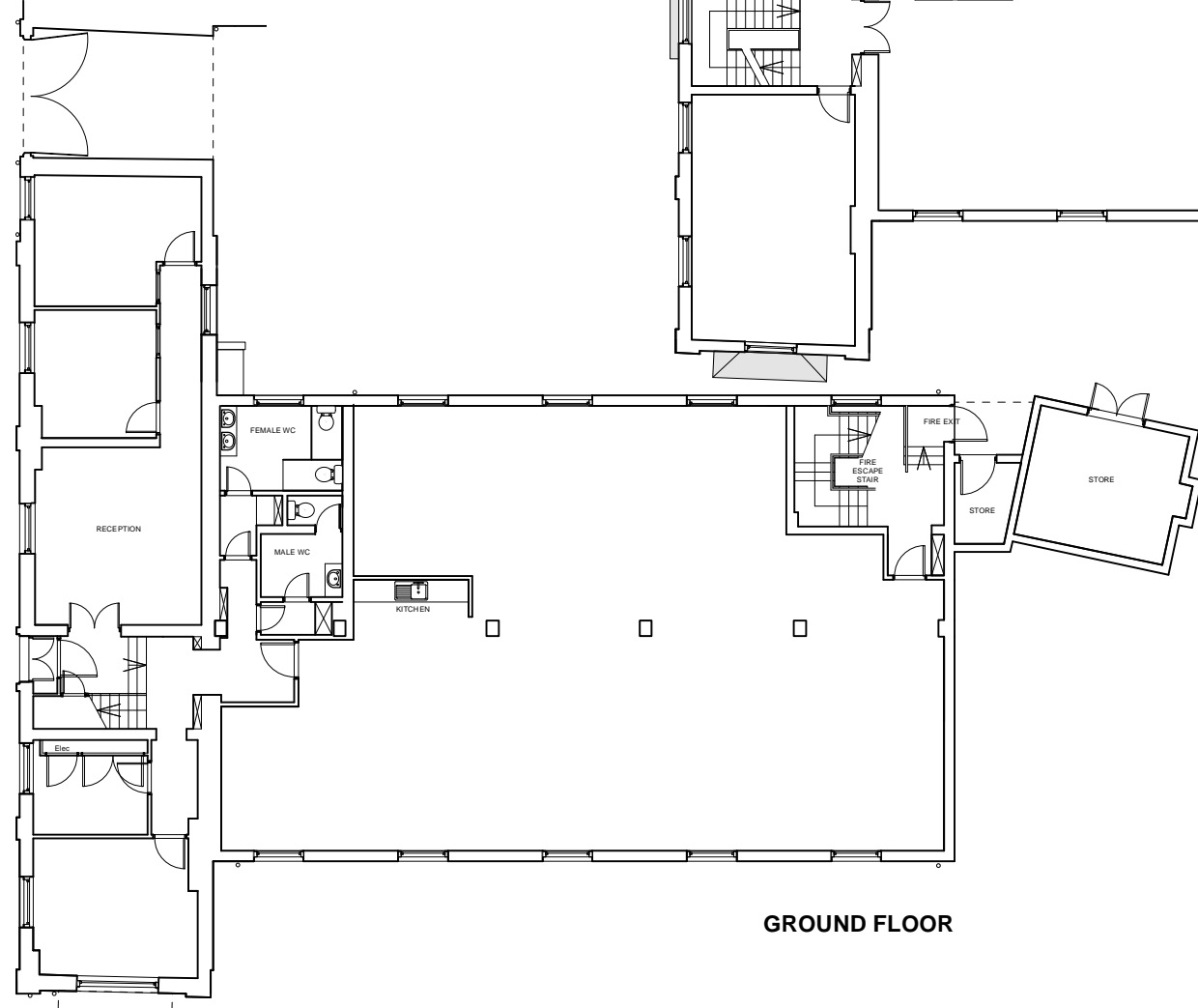
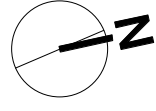
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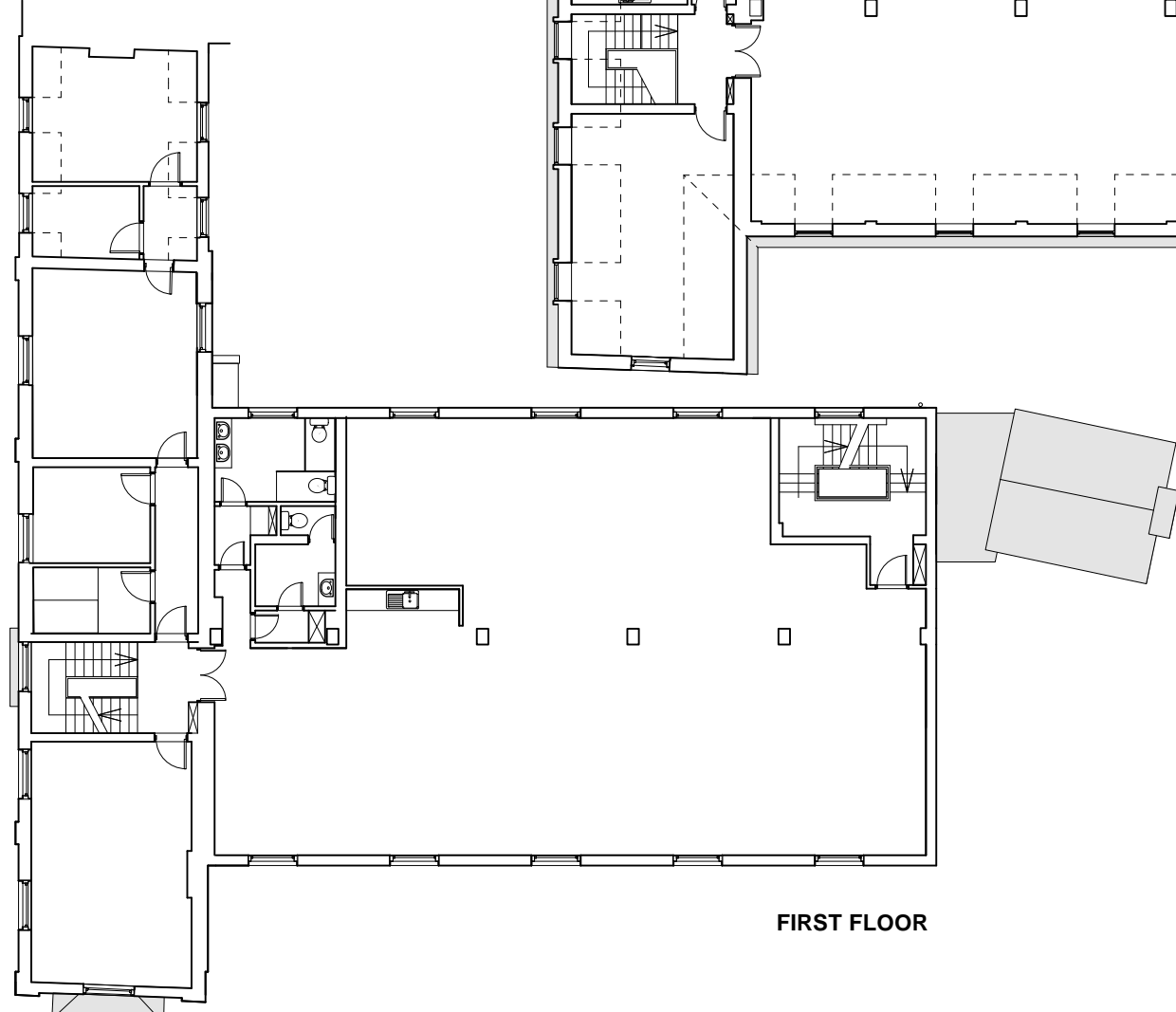
KWB Office Agency Ltd, Lancaster House,  
67 Newhall Street, Birmingham B3 1NQ

Business Protection Regs. Business Protection from Misleading Market Regulations 2008 – Conditions under which particulars are issued KWB (and their joint agents where applicable) for themselves and for the vendors or lessors of this property for whom they act, give notice that: i. These particulars are a general outline only, for guidance of prospective purchasers or tenants, and do not constitute the whole of any part of an offer or contract. ii. KWB cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy. iii. No employee of KWB (and their joint agents where applicable) has authority to give any warranty to enter into any contract whatsoever in relation to the property. iv. Rents, prices, premiums and services charges quoted in these particulars may be subject to VAT in addition. v. Subject to contract.

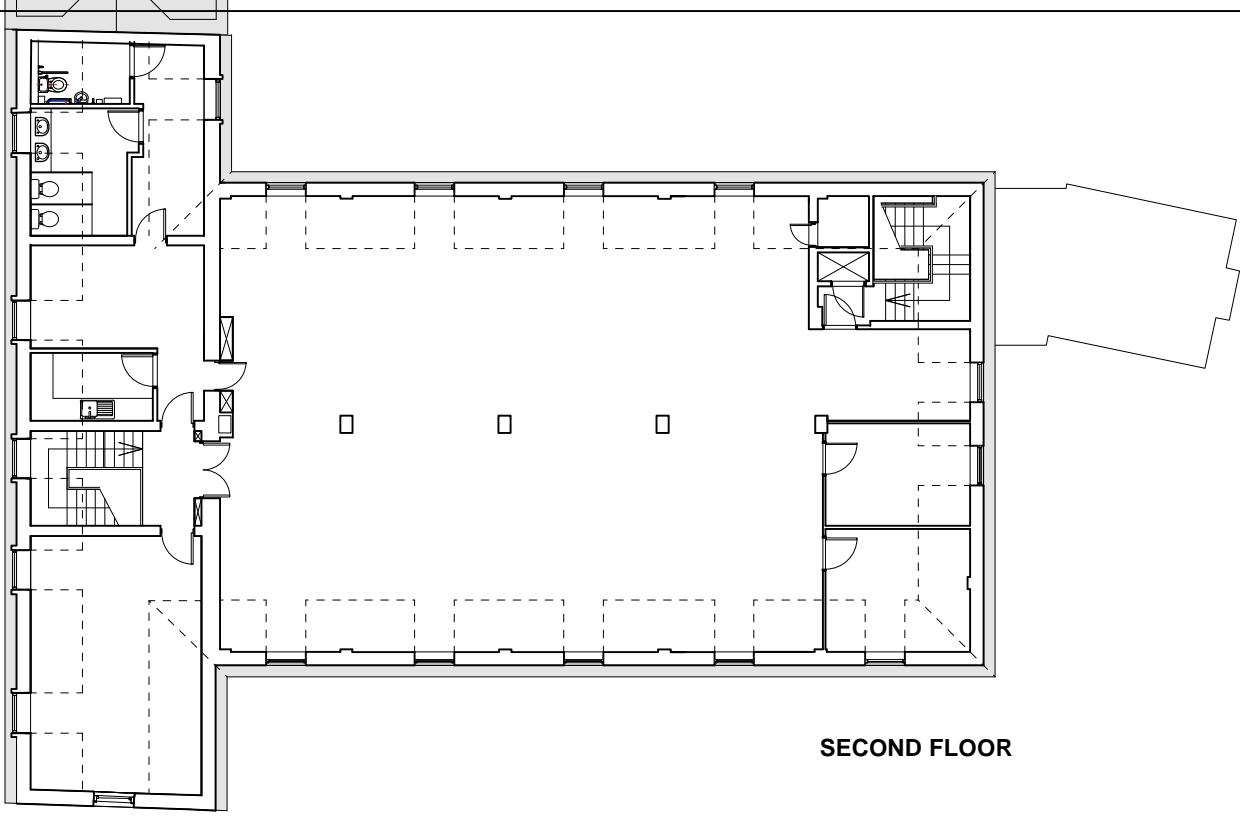
Scale bar at A3 0 10 15 20 25 30 M



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR