



TO LET

Refurbished office suites

**From 1,613 - 8,130 sq ft
(149.85 - 755.30 sq m)**

Virginia House
56 Warwick Road
Solihull
B92 7HX

- Prominent office building
- Refurbished suites and reception
- On site car parking
- Excellent transport links

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0121 233 2330



Property details – Virginia House

Description

Virginia House comprises a detached four storey purpose built office building of brick construction. Access at ground floor is via glazed open plan reception area, that has been recently refurbished to provide a welcoming entrance to the property. The suites are located on the upper floors and accessed via a passenger lift or stairwell. WC facilities are located on each floor (disabled at ground floor level). Each available suite has benefited from a recent upgrade so the suites now provide the following specification.

The refurbishment will provide:

- Suspended ceilings
- New recessed LED lighting
- New modern carpets
- Open plan suites
- Kitchenette facilities fitted within each suite
- On site car parking to rear

Accommodation

Suite	Sq Ft	Sq M	Car Parking
1st floor (rear)	1,621	150.59	3
2nd floor (rear)	1,613	149.85	3
3rd floor (rear)	1,815	168.92	5
3rd floor (front)	3,081	286.23	8

Terms

The suites are available on new leases directly from the landlord.

Rental

The suites have a quoting rental of £15 per sq ft plus VAT.

Service Charge

A variable service charge is levied by the landlord for the upkeep of the common areas, running of the building and heating to the suites. It is currently running at £5.50 psf exclusive. Further details from the agent.

Business rates

The suites have the following business rates payable for the year 2024/25. Interested parties should check these figures with the Local Rating authority.

1st floor (rear)	£7,735 pa
2nd floor (rear)	£5,612 pa*
3rd floor (rear)	£7,485 pa
3rd floor (front)	£15,569 pa

* May qualify for small business rates relief

EPC

The property has an EPC of C54.

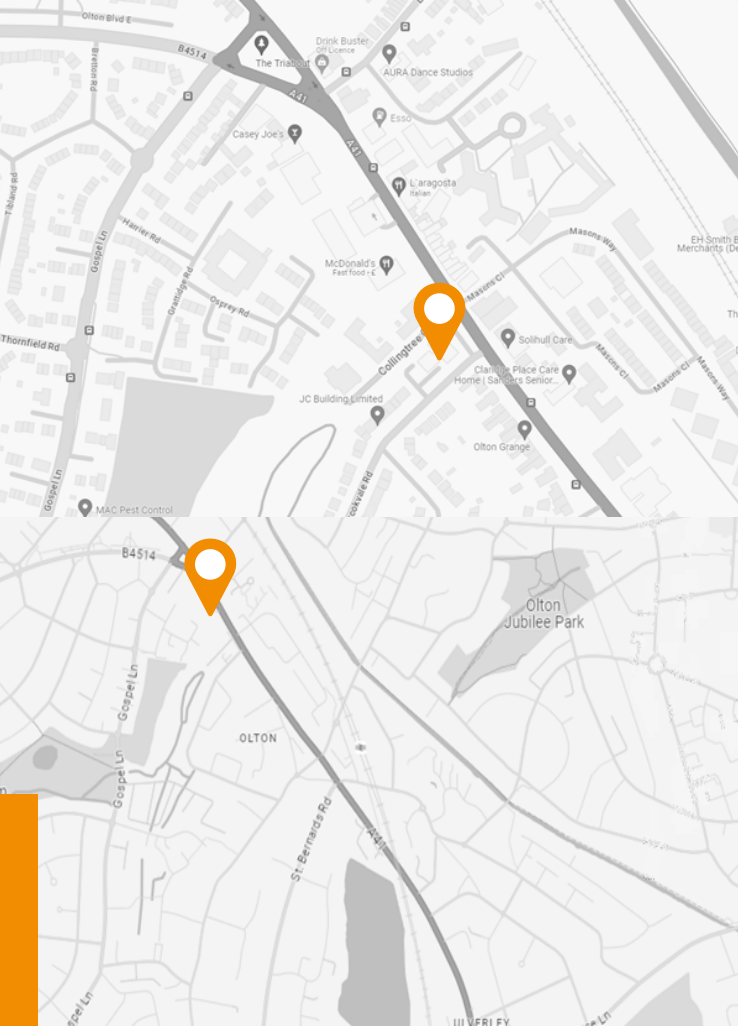
Legal costs

Each party to bear their own.

Viewing

Strictly by appointment with the joint agents.





Location details

**Virginia House,
56 Warwick Road,
Solihull,
B92 7HX**

Location Virginia House is prominently located fronting the A41, Warwick Road, with access to a rear car park off Brookvale Road. The A41 provides direct access to central Birmingham, approximately 6 miles to the north and to Solihull, approximately 3 miles to the south. Motorway access is provided by Junction 5 of the M42, approximately 4 miles to the south.

Olton Train Station is within walking distance and provides direct and regular access to Birmingham Moor Street and Solihull Town centre. Numerous buses also provide access to the city centre and Solihull town centre, with a bus stop adjacent to the premises. Nearby amenities include multiple convenience stores, restaurants, and leisure activities.



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

Malcolm Jones

0121 233 2330

07825 848 425

mjones@kwboffice.com

www.kwboffice.com

Or joint agents

Fisher German

03708 505 150

**KWB Office Agency Ltd, Lancaster House,
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