

Remus 1

4,372 sq ft
(406.16 sq m)



2 CRANBROOK WAY
SOLIHULL BUSINESS
PARK, SOLIHULL
B90 4GT

Remus 1

2 CRANBROOK WAY, SOLIHULL BUSINESS PARK, SOLIHULL B90 4GT

To Let

Remus 1 is a modern two storey semi-detached office building of 8,603 sq ft that was constructed in 2008 by Wilson Bowden. The first floor office is now fully refurbished and immediately available for occupation.

Remus 1 benefits from extensive transport communications:

Road

The property is located off the A34 Stratford Road which is the main arterial route connecting Birmingham City Centre 9 miles (14.5km) to the north west, and Junction 4 of the M42 1 mile (1.5km) to the south east. The M42 provides excellent access to the wider national motorway network with the motorway interconnecting with the M5, M6 and M40 motorways.

Rail

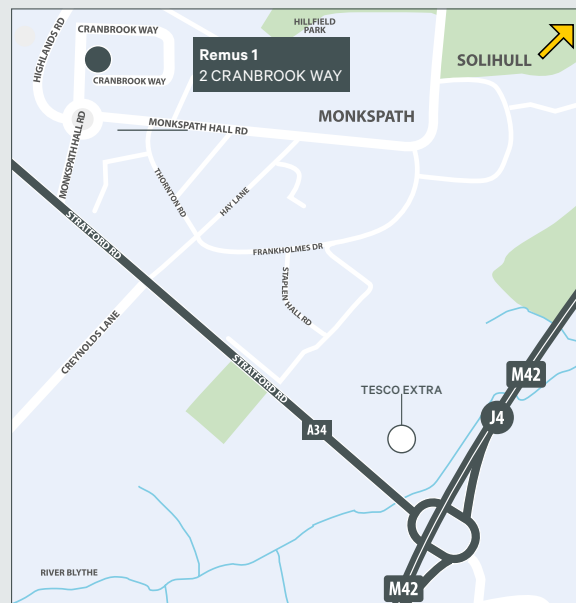
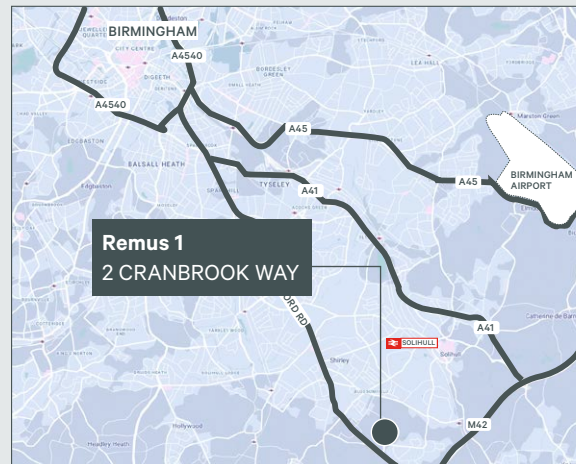
Solihull Railway Station is located approximately 3 miles (5km) to the north of the property. There is a regular rail service to and from Birmingham Moor Street with an average journey time of just 11 minutes. There is a direct rail service to and from London Marylebone every 30 minutes which takes approximately 1 hour 45 minutes. Birmingham International Station, located 8 miles (13km) to the north east of the property, has a regular service into London Euston which takes approximately 1 hour 15 minutes.

Rail connectivity in the area is set to be greatly enhanced with the introduction of the proposed £56bn HS2 rail link in 2026. The HS2 Station, Birmingham Interchange, is located close to Birmingham International at Junction 6 of the M42 only 8.5 miles (13.5km) from the subject property.

Air

Birmingham International Airport is located 8 miles (13km) to the north east of Remus 1, with East Midlands Airport located 42 miles (68 km) to the north east of the property.

There is an excellent range of local amenities nearby including a Costa Coffee, David Lloyd Fitness, McDonalds, a Public House and a large Tesco Extra Supermarket.



Location

Remus 1 is located on Cranbrook Way Solihull Business Park approx. 3 miles south of Solihull Town Centre and in close proximity to Blythe Valley Business Park and Fore Business Park.

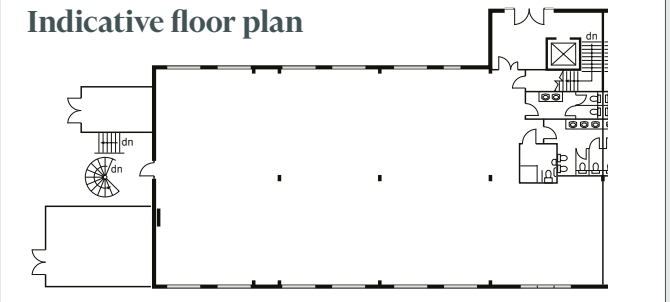
The location has a strong reputation for attracting and retaining large corporate occupiers. The location offers superb ease of access to an extensive transport network being just over 1 mile from J4 of the M42, circa 3 miles from Solihull Railway Station and direct rail services to London, Birmingham Moor Street and Birmingham International. Rail connectivity will be further improved once the new HS2 Birmingham Interchange Station is constructed.

Accommodation

The property has been recently refurbished to a high standard to include:

- New floor coverings
- New LED PIR lighting
- New kitchen point
- Open plan throughout
- Newly decorated throughout
- Full access raised floors
- Suspended ceiling with ceiling mounted heating/cooling
- Lift access
- 17 parking spaces

Indicative floor plan



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Terms/ Tenure

Available by way of a new lease direct from the Landlord on a term of years to be agreed.

Rent

The quoting rent is £21.50 psf.

VAT

Is applicable to rent and service charge.

Service Charge

A building and estate service charge is applicable of £5.50 per sq ft per annum plus VAT.

Business Rates

The first floor office is assessed as a separate hereditament and from April 2023 the Rateable Value of the office will be £63,000 with a rates payable of approximately £31,500.

EPC

The property has an EPC Rating of B44



Contacts

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