

**PEGASUS**

SOLIHULL

BUSINESS

PARK



# 3,812

Pegasus is a prominent 3 storey office building on the established Solihull Business Park.

The building benefits from a contemporary refurbishment, whilst the office space provides LED lighting, VRF Fan air conditioning and raised access floors .

The first floor suite offers open plan office accommodate whilst the ground floor suite provides a fully fitted option for an occupier allow immediate occupation.

# 7,281

**SQ FT**



<b>GYMSHARK</b> 	 <b>acora</b> Led by Experience
LOUNGE	 <b>PROLOGIS</b>
<b>ORACLE</b>	<b>St James's Place</b>
 <b>Collins Aerospace</b>	 <b>TESLA</b>

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.





## SCHEDULE OF ACCOMMODATION

Floor	SQ FT IPMS3	SQ M IPMS3	Parking Spaces
First	7,281	676	25
Ground	3,812	354	16
<b>Total</b>	<b>11,093</b>	<b>1,030</b>	<b>41</b>

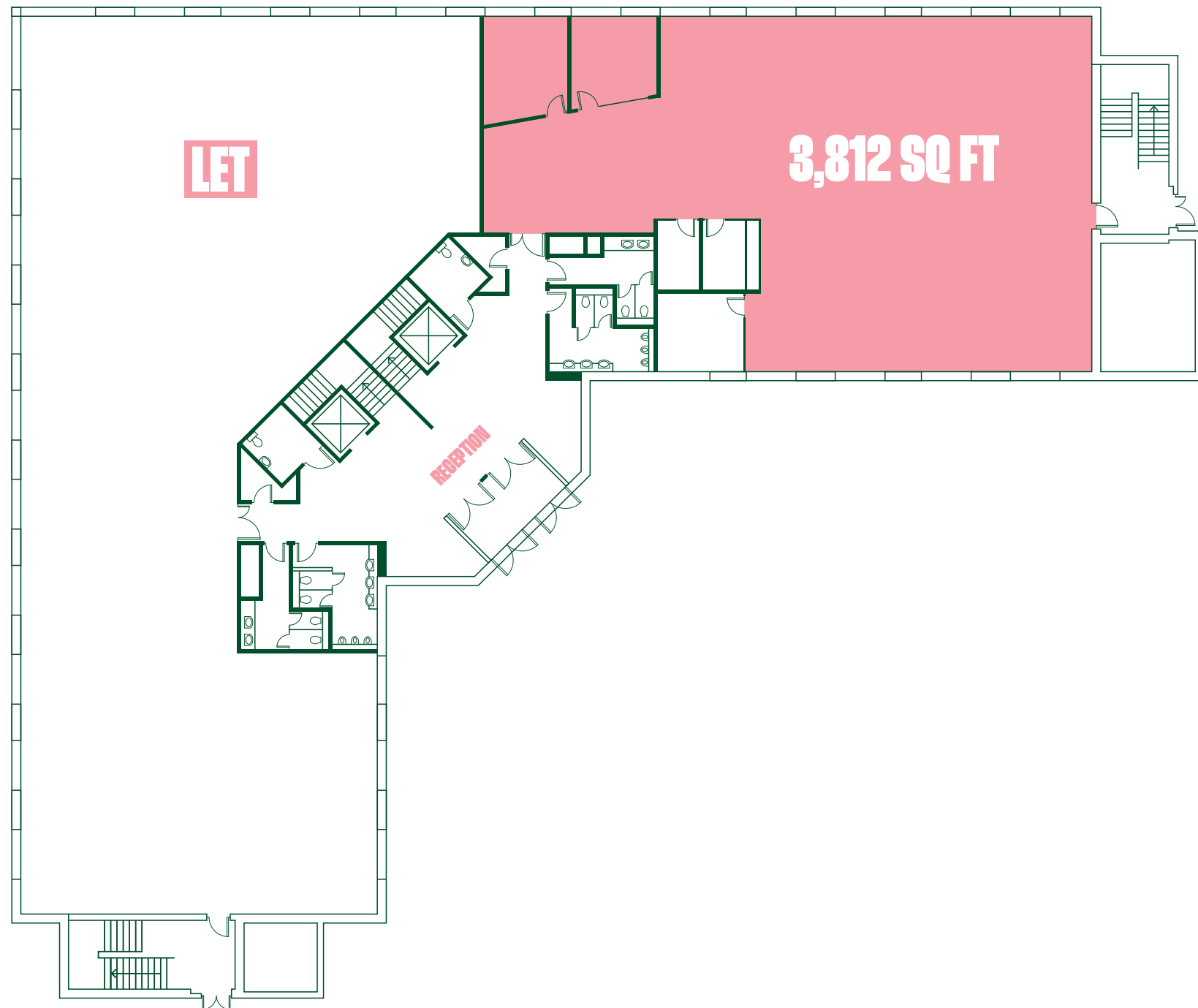
# GROUND FLOOR

**IPMS3**

**3,812 SQ FT**

**354 SQ M**

Ground floor suite provides a fully fitted option for an occupier, complete with meeting rooms, kitchenette and furniture allowing for immediate occupation.



North





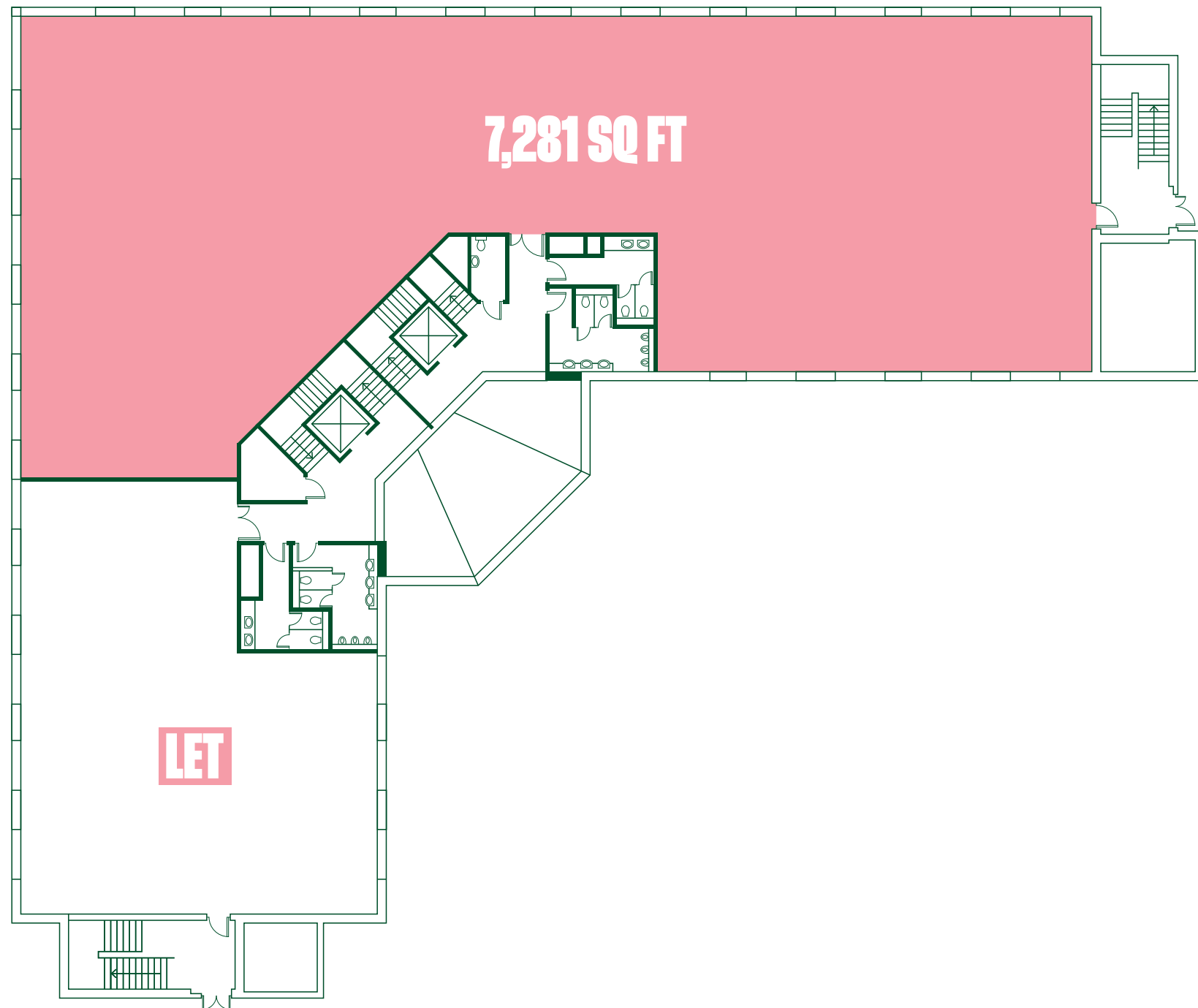
# FIRST FLOOR

IPMS3

**7,281 SQ FT**

**676 SQ M**

The First Floor suite is being reinstated to an open plan configuration and is being newly redecorated to provide modern and flexible workspace.



North

# SPECIFICATION



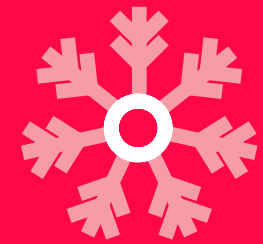
EPC Rating B50



LED lights



Front of house receptionist



A new 3 pipe fan coil VRF heating /cooling system



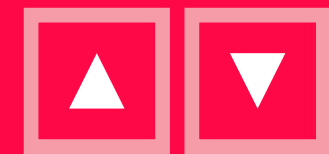
Raised access floors with 195mm clear void



Shower facilities



Cycle rack



Two 8 person passenger lifts



Building management system



Disabled WC on each floor



41 on-site car parking spaces

# LOCATION



The location offers superb ease of access to the extensive motorway network being just over 1 mile from J4 of the M42 and less than 3 miles from both Widney Manor and Solihull Railway Stations providing direct rail services to London, Birmingham Moor Street and Birmingham Snow Hill.



# SURROUNDING AMENITIES





↖ M42 (1.0 mile)

Orleans Smokehouse

↔ Widney Manor Train Station (1.8 miles)

↖ Solihull (2.5 miles)

# PEGASUS SOLIHULL BUSINESS PARK

A34 / Stratford Road

Liberty Leisure

Hillfield Nature Reserve

Hillfield Farm - Dining & Carvery

The Regency Hotel





Sat Nav B90 4GT

# PEGASUS

## SOLIHULL

## BUSINESS

## PARK

These brief particulars have been prepared as agents for our clients and are intended as a convenient guide to supplement an inspection or survey. Their accuracy is not guaranteed. They contain statements of opinion and in some instances we have relied on information provided by others. You should verify the particulars on your visit to the property and the particulars do not obviate the need for a full survey and all the appropriate enquiries. Accordingly, there shall be no liability as a result of any error or omission in the particulars or any other information given.

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0121 265 7616

# DOUGLAS BONHAM

07920 077 100  
douglas.bonham@colliers.com

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**AVISON  
YOUNG**

# ADRIAN GRIFFITH

07760 172 918  
adrian.griffith@avisonyoung.com