

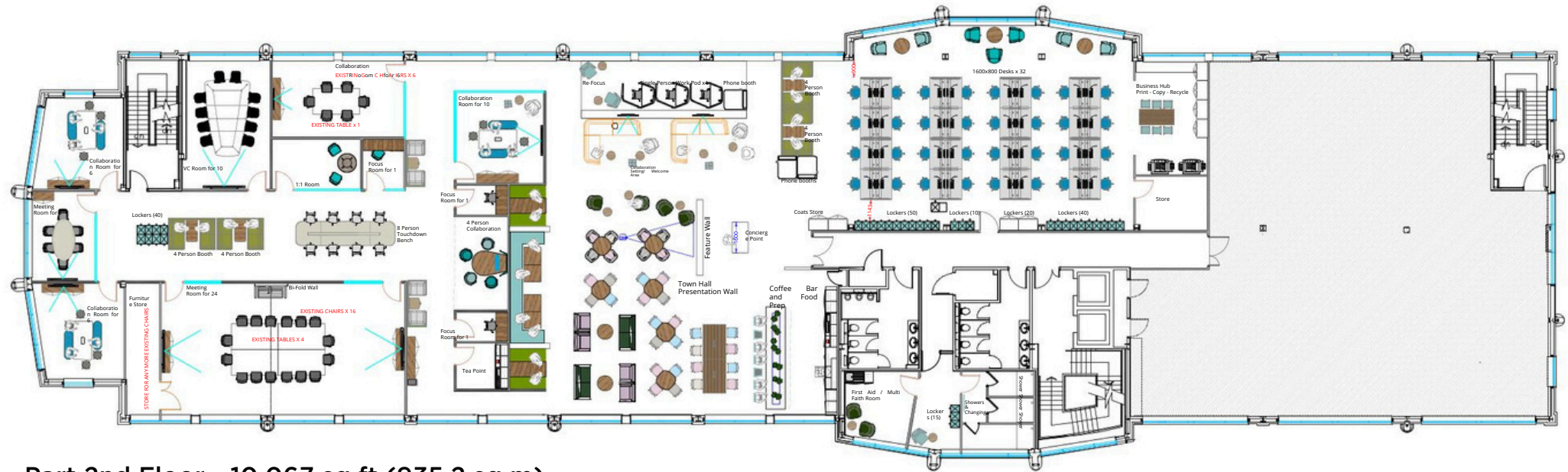
# To Let - Two Devon Way

Longbridge Technology Park, Birmingham, B31 2TS

FULLY FITTED SECOND FLOOR OFFICE SUITE (10,067 sq ft / 935.2 sq m) WITH DEDICATED PARKING



savills



Part 2nd Floor - 10,067 sq ft (935.2 sq m)

## DESCRIPTION

Two Devon Way comprises a three storey office Building located in the hub of the Longbridge Technology Park. The Building is one of three set within a managed private environment with secured barrier access to both buildings and dedicated car parking area. Adjoining occupiers' include financial advisers Barnett Waddingham and serviced office business 'Pure Offices'.

The refurbished second floor suite is accessed by the building's dedicated ground floor reception leading to both staircase and lift access to upper floors.

The accommodation offers the benefit of flexible fully fitted office space designed to ensure a stimulating working environment that reflects modern working practice. The accommodation encompasses open plan desking, collaboration space and both private office and presentation/meeting rooms.

Visitors to the suite are met with a fully fitted reception area and direct access to a comprehensive kitchen/seating.

## SUITE CONFIGURATION

- Reception
- Dedicated kitchen/seating area
- Meeting/presentation rooms
- Collaboration Space
- Open plan desking
- Access to showers facilities
- Informal meeting areas
- Lockers

## SPECIFICATION

- BREEAM 'Very Good'
- EPC - A(24)
- Raised access floors
- Suspended ceilings
- Recessed lighting
- Air conditioning throughout
- On-site car parking
- EV charging





## LEASE TERMS

The Second floor suite is available to let on new full repairing and insuring lease terms to be agreed.

## RENT

On application.

## BUSINESS RATES

The Tenant will be responsible for the payment of Local Authority rates.

We recommend that interested parties make their own enquiries to the Local Authority.

## SERVICE CHARGE

A service charge will be levied toward the cost of the maintenance of the common areas of the building and the wider estate.

## VAT

VAT is payable at the prevailing rate.

## EPC

The property has an EPC rating of A(24). A copy of the Energy Performance Certificate is available upon request.

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction.





## LONGBRIDGE TOWN CENTRE

Longbridge Town Centre has benefitted from large scale capital Investment in the region of £1bn creating a thriving commercial, social and residential hub with a comprehensive communication infrastructure. Ongoing development projects within the surrounding area underline the profile and continued demand across all sectors. The location offers both excellent transport links and the opportunity to enjoy a true live/work environment.

The wider retail provision includes the Midlands largest Marks and Spencer and the exciting dining experience offered by Herberts Yard bringing the latest in innovation around street food within a controlled environment.

A variety of additional retailers including Sainsburys underline its role as a true Town Centre offer which has assisted in attracting over 60 commercial organisations with recent notable successes including new headquarters buildings for Allsee Technologies, Metalor Technologies and Sterling Pharmaceuticals.

In addition to the wide range of existing residential accommodation in and around Longbridge Town Centre, there are plans to deliver additional phases of development, comprising over 1,650 stylish new homes, to further enhance the already vibrant community.



## SITUATION

**Two Devon Way occupies a highly prominent location within Longbridge Technology Park, an established office location within Longbridge Town Centre. The building is situated within a secure and private environment benefiting from close proximity to the areas retail, social, residential and transport facilities.**

The communications infrastructure is a key benefit offering ideal public transport facilities. Longbridge Railway Station is within a short walk and provides direct train services to surrounding locations including Birmingham New Street. The station has recently undergone a 1.7 million refurbishment programme.

The A38 Bristol Road, a main arterial connection to Birmingham City Centre is adjacent to the building offering regular bus services and easy access by car.

Wider private transport connectivity includes access to both the M42 and M5 motorways.



## CONTACT

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