

TO LET PROMINENT GRADE A OFFICE

RADCLIFFE HOUSE, BLENHEIM COURT

Warwick Road, Solihull Town Centre, B91 2AA



Key Highlights

- 1,854 - 4,792 sq ft (172 - 445 sq m)
- Town centre location
- Excellent access & communications
- Grade A accommodation
- New FRI terms
- Excellent levels of natural light
- Air conditioning
- Fully DDA compliant
- Secure dedicated parking
- EPC rating - B(40)

SAVILLS BIRMINGHAM
55 Colmore Row
Birmingham B3 2AA

+44 (0) 121 634 8400

savills.co.uk

The Savills logo, consisting of the word 'savills' in a lowercase, sans-serif font, with the 's' and 'i' in red and the 'a', 'v', 'i', 'l', 'l', 's' in black. The logo is set against a yellow square background.



Location

Home to HS2's first interchange station and Birmingham Airport, Solihull is the perfect place to do business. Regularly ranked amongst the best places to live and work in the UK, the town boasts extensive green space and some of the best retail and leisure facilities in the country.

Directly adjacent to Solihull's main shopping area, the location allows staff and visitors access to all the town centre has to offer. It's central position in Solihull makes it perfectly accessible by foot, cycle, car and public transport. The national motorway network can be reached in just a few minutes via Junction 5 of the M42 whilst Solihull, railway station is only a short walk away.

Accommodation & Specification

The building is set in landscaped grounds on Warwick Road, Solihull. It benefits from a fully staffed, modern reception lobby with a dedicated meeting room for the use of occupiers. An onsite Building Manager, 24 hour security with CCTV and 24/7 access ensure that occupiers remain secure and enjoy unrestricted entry to the building.

Occupants can also benefit from all the facilities and amenities expected of a modern, office building, including secure cycle storage, shower facilities, onsite child care and car parking.

	SIZE (SQ FT)	SIZE (SQ M)
6th Floor	4,792	445
Part 5th Floor	3,036	282
4th Floor	4,792	445
Part 1st Floor	1,854	172

Website

For more information, please visit: <https://search.savills.com/property-detail/gb0437161642>

Contact

Jonathan Ottewell
+44 (0) 121 634 8419
jottewell@savills.com

Lease Terms

The property is available to let as on a floor by floor basis on new full repairing and insuring lease terms to be agreed.

Rent

£24.00 per sq ft per annum exclusive.

Service Charge

A service charge of £10.28 per sq ft will be levied toward the cost of the maintenance of the common areas of the estate.

Business Rates

The Tenant will be responsible for the payment of Local Authority rates. These are estimated at c.£7.71 per sq ft payable.

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

VAT

VAT is payable at the prevailing rate.

EPC

The property has an EPC rating of B(40).

Legal Costs

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

IMPORTANT NOTICE

Maps are reproduced from the Ordnance Survey Map with the permission of the Controller of H.M. Stationery Office. © Crown copyright licence number 100022432 Savills (UK) Ltd, published for the purposes of identification only and although believed to be correct accuracy is not guaranteed. Savills, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Designed and Produced by Savills Marketing: 020 7499 8644 | March 2024

savills