

## George House, George Road Business Park

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### ADDRESS

395 George Road, Erdington,  
Birmingham, B23 7RZ

### SIZE

Approx 14,392 sq ft (1,300 sq m)

### PRICE

From £5psq ft (subject to  
requirements)



## FEATURES

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- 24 Hour on-site security
- Generous on-site car parking
- Flexible accommodation
- Offices to let suitable for a variety of uses including training or call centres (subject to planning)
- On site secure storage available

## GET IN TOUCH

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Get in touch with our property team to arrange a viewing.

☎ 0121 228 0000  
🌐 [pallmallestates.co.uk](http://pallmallestates.co.uk)



High value, low cost, flexible business  
space to let throughout the UK

**SIDDALL JONES**  
COMMERCIAL PROPERTY CONSULTANCY

# OFFICE SPACE TO LET



## THE PALL MALL PROMISE

With almost 5.5 million sq ft of business space in over 100 locations throughout the UK, Pall Mall Estates lets business space to over 350 businesses. We understand how crucial to your company the value you get from your business space is, not in just the low cost of the space, but the value of the terms too. Our customer focused approach to leasing means whether your company is a start up business or well established and looking to expand or downsize Pall Mall will have terms that give you flexibility.



HIGH VALUE



LOW COST



FLEXIBLE



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## LOCATION

- Approximately 1.5 miles from the A38 /Junction 6 M6 (Spaghetti Junction)
- Access to the M42, M5 and the national motorway network Via M6
- Approx 20 minutes drive to Birmingham International Airport/ railway station/NEC
- Regular bus services to and from Birmingham City Centre, Erdington and Sutton Coldfield
- Walking distance from Gravelly Hill and Witton train stations
- Located outside Birmingham's Clean Air Zone
- Shops, cafes and supermarkets nearby
- Residential location close to workforce

## APPROXIMATE DRIVING DISTANCES

A38/M6 Junction 6	1.5 miles
Birmingham City Centre	3.5 miles
NEC (National Exhibition Centre)	11 miles
Birmingham Int. Airport	12 miles
Gravelly Hill Train Station	1 miles
Witton Train Station	1 miles

## DESCRIPTION

George House forms part of George Road Business Park, providing up to approximately 93,000 sq ft commercial space

The offices provide a combination of cellular space, meeting rooms and open plan offices with good natural lighting, air conditioning, WCs and kitchen facilities in a tranquil location overlooking a lake, with the option of taking on site storage. Accessed via a the reception leading to ground and 2 upper floors, the accommodation is suitable for a variety of uses (subject to planning) including education and training.

## ACCOMODATION

	Sq ft (approx.)
Offices to let	from 6,200 sq ft - 14,392 sq ft
- or on site	up to 53,000sqft
<b>George House and Douglas House as one building</b>	up to 30,000sq ft

## LEASE TERM

Flexible lease terms are available on application.

## TERMS & CONDITIONS

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