## George House, George Road Business Park

#### 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)









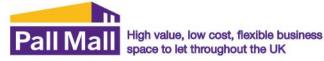
### **FEATURES**

- · 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** 

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











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

#### 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 - or on site

from 6,200 sq ft - 14,392 sq ft up to 53,000sqft

George House and Douglas
House as one building

up to 30,000sq ft

#### LEASE TERM

Flexible lease terms are available on application.

#### TERMS & CONDITIONS

Subject to contract. Misrepresentation Clause. Conditions under which particulars are issued by Pall Mall Estates for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are, give notice that. (i) the particulars are set out as a general outline only for the guidance of intending purchases or lessors and do not constitute, nor constitute part of, an ofter or contract. (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details, are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) no person in the employment of Pall Mall Estates or any joint agents has any authority to make or give any representation or warranty whatever in relation to this property. (iv) all rentals and prices are quoted exclusive of VAT. December 2014.