



TO LET

**5,737 sq ft
(532.98 sq m)**

Modern open plan offices

**3900 Parkside,
Birmingham Business Park,
Solihull,
B37 7YE**

- Self-contained accommodation
- Full comfort cooling system
- Generous car park
- Excellent motorway access

www.kwboffice.com

0121 233 2330

Property details – 3900 Parkside

Description

Parkside 3900 is a modern two storey office building with a double height reception area. This provides access to two wings of largely open plan offices as well as an 8 person lift and stairs to the first floor. The first floor also provides open plan offices with some meeting rooms in place.

The internal specification includes suspended ceilings, comfort cooling, recessed diffused LG3 compliant lighting, fully accessible raised floors, double glazed windows and male and female toilets on each floor. The building is also DDA compliant.

The building's interior was refurbished a number of years ago. These works included the installation of a comfort cooling system and a refurbishment of the common parts including lifts and toilets.

Accommodation

Ground floor suite	5,737 sq ft	532.98 sq m
--------------------	-------------	-------------

Car Parking

The building has the benefit of 28 car parking spaces. These are situated to the front, side and rear of the building.

Tenure

The property is available on a new lease for a term of years to be agreed.

Rental

£18 per sq ft.

Service Charge

The building has a fixed service charge of £7.50 per sq ft (subject to annual increases in line with RPI).

Business Rates

Interested parties should check these figures with the local rating authority.

Energy Performance Certificate

C71.

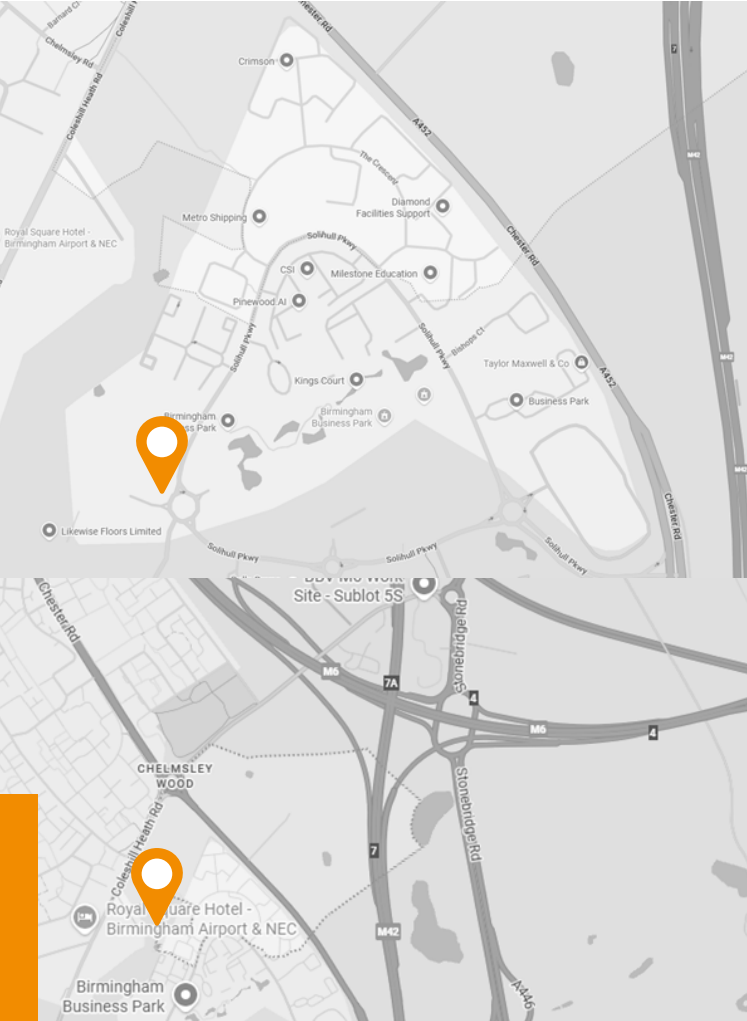
Legal costs

Each party is to bear their own legal costs incurred in the transaction.

VAT

All prices, premiums and rents etc are quoted exclusive of VAT at the prevailing rate.





Location details

**3900 Parkside,
Birmingham Business Park,
Solihull,
B37 7YE**

Parkside is located on Birmingham Business Park, south east of Birmingham City Centre close to Birmingham International Airport, Resorts World and the NEC. The Park is located approximately 1 mile south west of junction 4 of the M6, plus approximately 1 mile north of junction 6 (The NEC) M42. Direct access to Birmingham Business Park is via the A452 Chester Road.

Parkside is situated on Solihull Parkway, the main Birmingham Business Park estate road, opposite the Waterside Centre, which provides the parks' amenity offering.

Birmingham International Railway station is 2 miles away. From there, trains run to Birmingham New Street in only 11 minutes and to London Euston in 1 hour and 10 minutes, on the fastest trains.



**For further information
and to arrange a viewing,
please contact:**

Malcolm Jones

0121 233 2330

07825 848 425

mjones@kwboffice.com

www.kwboffice.com



**KWB Office Agency Ltd, Lancaster House,
67 Newhall Street, Birmingham B3 1NQ**

Business Protection Regs. Business Protection from Misleading Market Regulations 2008 – Conditions under which particulars are issued KWB (and their joint agents where applicable) for themselves and for the vendors or lessors of this property for whom they act, give noticed that: i. These particulars are a general outline only, for guidance of prospective purchasers or tenants, and do not constitute the whole of any part of an offer or contract. ii. KWB cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy. iii. No employee of KWB (and their joint agents where applicable) has authority to give any warranty to enter into any contract whatsoever in relation to the property. iv. Rents, prices, premiums and services charges quoted in these particulars may be subject to VAT in addition. v. Subject to contract.