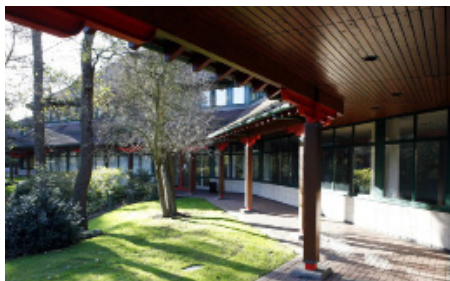


# THE WATERSIDE CENTRE

Solihull Parkway, Birmingham Business Park, B37 7YN



## Key Highlights

- Prime location on Birmingham Business Park
- Located adjacent to Park amenities including day nursery, Greggs, WH Smiths & dry cleaners
- Excellent access and communications
- New FRI terms
- 2,411 - 9,543 sq ft (224 - 887 sq m)
- Available in existing condition or as remaining suite with an enhanced specification
- On-site parking – 1:316 sq ft
- DDA compliant

SAVILLS BIRMINGHAM  
55 Colmore Row  
Birmingham B3 2AA

**+44 (0) 121 634 8400**

[savills.co.uk](http://savills.co.uk)

**savills**

## Location

Just minutes from Junction 6 of the M42, the park is perfectly located for easy access to all the major road and motorway networks as well as rail and air links, with Birmingham International Station, Birmingham Airport, and the proposed HS2 Interchange within close proximity. Sitting at the heart of the national motorway network with 75% of the UK population within a three-hour drive.

Birmingham Business Park offers tenants a range of on-site amenities including Greggs, WHSmith, a nursery, and a dry cleaners. It holds a long-serving commitment to community engagement and health and well-being with a programme of regular events, from yoga classes to bike, book, allotment and cycling clubs. Once a month 'Netwalking' events, summer cinema screenings, and weekly 'Foodie Thursdays' for tenants to network and socialise

## Accommodation & Specification

The Waterside Centre is designed in a modern oriental pagoda style with verandahs set around an enclosed garden area. It overlooks a purpose-built lake, which is just one element of the park's attractive landscaping combining water features, wooden bridges and green spaces.

FLOOR AREA	SQ FT	SQ M
Unit 4301 - 1st Floor	4,575	425
Unit 4302 - 1st Floor	2,411	224
Unit 4303 - 1st Floor	2,557	238

The property offers flexible office and retail suites within a prominent two storey building offering:

- LG7 compliant lighting
- Raised access floors
- Comfort cooling
- Dedicated parking

## Current occupiers

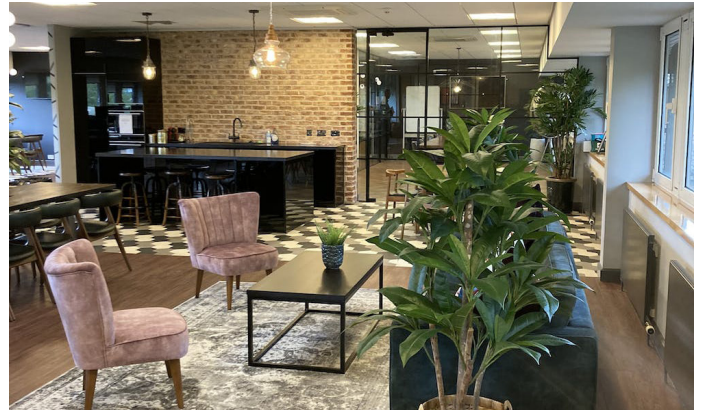
- W H Smith
- Wiggles & Giggles Nursery
- Greggs
- Morgan Sindall
- Regus

## Lease Terms

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

## Contact

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



## Rent

Available on application.

## Service Charge

A service charge will be levied toward the shared 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. 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 D(86).

## 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 | October 2023

savills