



OFFICE TO LET

## THE WATERSIDE CENTRE

Birmingham Business Park, Birmingham, B37 7YN

OFFICES TO LET IN PRIME LOCATION ON BIRMINGHAM BUSINESS PARK

1,248 TO 6,986 SQ FT (115.94 TO 649.02 SQ M)



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## DETAILS

### DESCRIPTION

Due to recent lease expiries, we are pleased to bring to the market The Waterside Centre. Flexible office suites are available immediately to suit any occupier ranging from 1,248 sq ft up to 6,986 sq ft.

The Waterside Centre is a modern oriental pagoda style building set around an enclosed garden area overlooking a purpose-built lake located on Birmingham Business Park, the most established out of town office park in the Midlands. Set within 148 acres of mature parkland, Birmingham Business Park comprises 2.4m sq ft of high quality office space and is home to more than 150 companies, including Rolls Royce, IMI, Fujitsu, Goodyear, GKN and Changan Automotive, and circa 10,000 employees.

The vacant suites are available as either refurbished or un-refurbished to suit every budget and requirement with rents starting at just £15.50psf.

Viewing of the property is highly recommended to fully appreciate the office accommodation and beautiful surroundings.



## ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Unit 4202	1,248	115.94	Available
Ground - Unit 4205	2,178	202.34	Available
1st - Unit 4301	4,575	425.03	Available
1st - Unit 4302	2,411	223.99	Available
1st - Unit 4303	2,557	237.55	Let
<b>Total</b>	<b>12,969</b>	<b>1,204.85</b>	

### KEY FEATURES

- Close to Birmingham Airport and Birmingham International Station
- Business park location providing easy access to M6 J4A and M42 J6
- Fully refurbished suites available from 1,248 - 6,986 sq ft
- Excellent on site amenities including WH Smith, Greggs, Children's Day Nursery and Dry Cleaners
- Tranquil environment, situated within an enclosed garden area overlooking a purpose built lake
- Coffee shop and cafe opening soon
- DDA compliant with lift access to upper floor
- Raised Access Floors and LED lighting
- On-site parking - 1:316 sq ft
- Flexible terms available on request

### OUTGOINGS

- **Rent:** £15.50 - £19.50 psf
- **Rates:** c. £6.50 psf (Est)
- **Service Charge:** £7.20 psf
- **EPC:** D (82)



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## 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.

Forming part of UK Central (previously known as the M42 Economic Gateway), which supports an estimated 100,000 jobs region-wide and contributes £5.1bn to regional GDP, Birmingham Business Park 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.

Set in beautiful surroundings around the purpose built lakeside, The Waterside Centre offers tenants a range of on-site amenities including Greggs, WHSmith, a nursery, and a dry cleaners. A new coffee shop/cafe is also due to open its doors to the public in September 2024.

## CONTACT US

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