

PEGASUS

SOLIHULL

BUSINESS

PARK



3,812

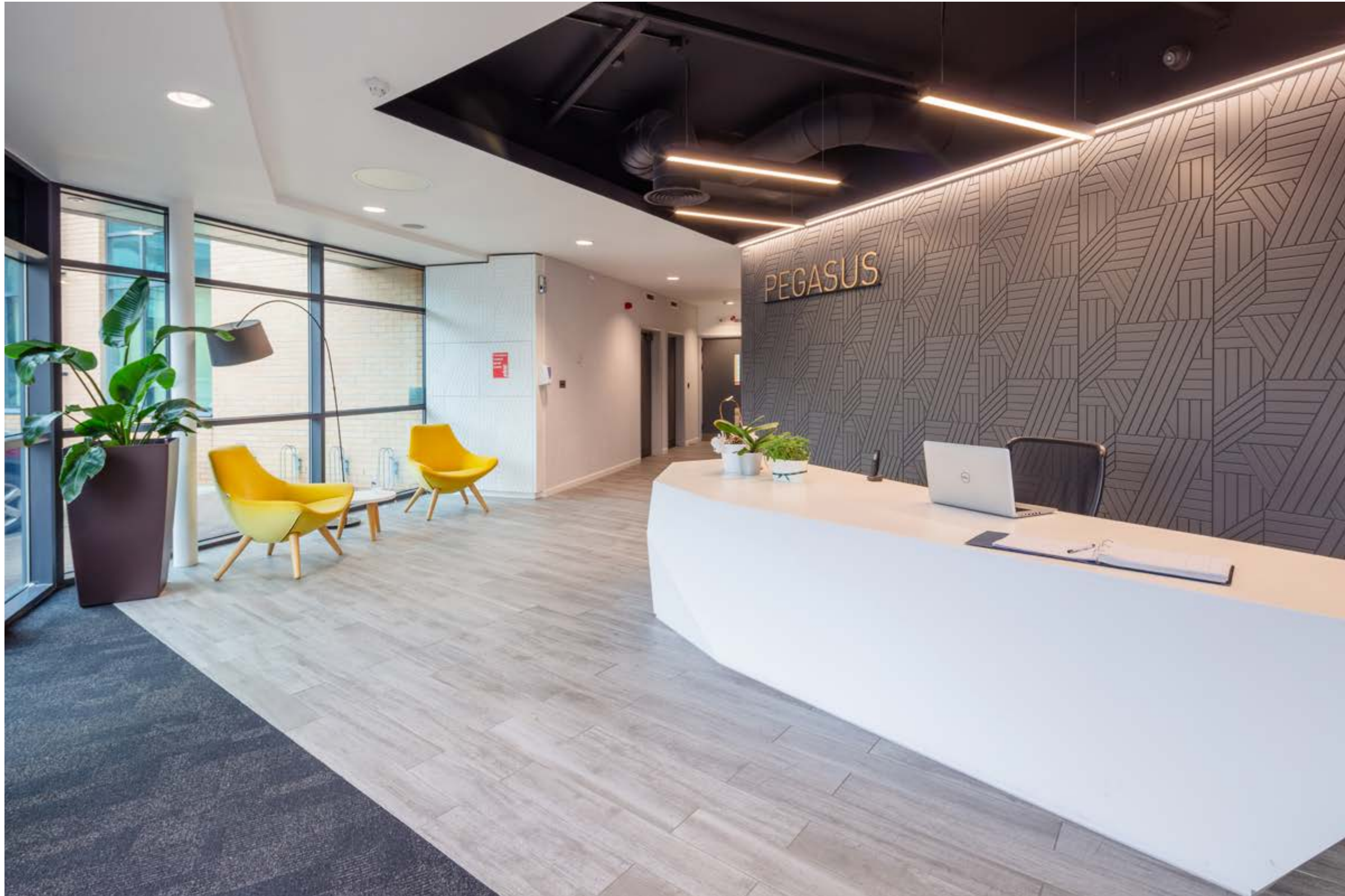
Pegasus is a prominent 3 storey office building on the established Solihull Business Park.

The building benefits from a contemporary refurbishment, whilst the office space provides LED lighting, VRF Fan air conditioning and raised access floors .

The first floor suite offers open plan office accommodate whilst the ground floor suite provides a fully fitted option for an occupier allow immediate occupation.

7,281

SQ FT



| | |
|--|---|
| GYMSHARK  |  acora Led by Experience |
| LOUNGE |  PROLOGIS |
| ORACLE | St James's Place |
|  Collins Aerospace |  TESLA |

The location has a strong reputation for attracting and retaining large corporate occupiers.

The location offers superb ease of access to an extensive transport network being just over 1 mile from J4 of the M42, circa 3 miles from Solihull Railway Station and direct rail services to London, Birmingham Moor Street and Birmingham International.





SCHEDULE OF ACCOMMODATION

| Floor | SQ FT IPMS3 | SQ M IPMS3 | Parking Spaces |
|--------------|----------------|---------------|-------------------|
| First | 7,281 | 676 | 25 |
| Ground | 3,812 | 354 | 16 |
| Total | 11,093 | 1,030 | 41 |

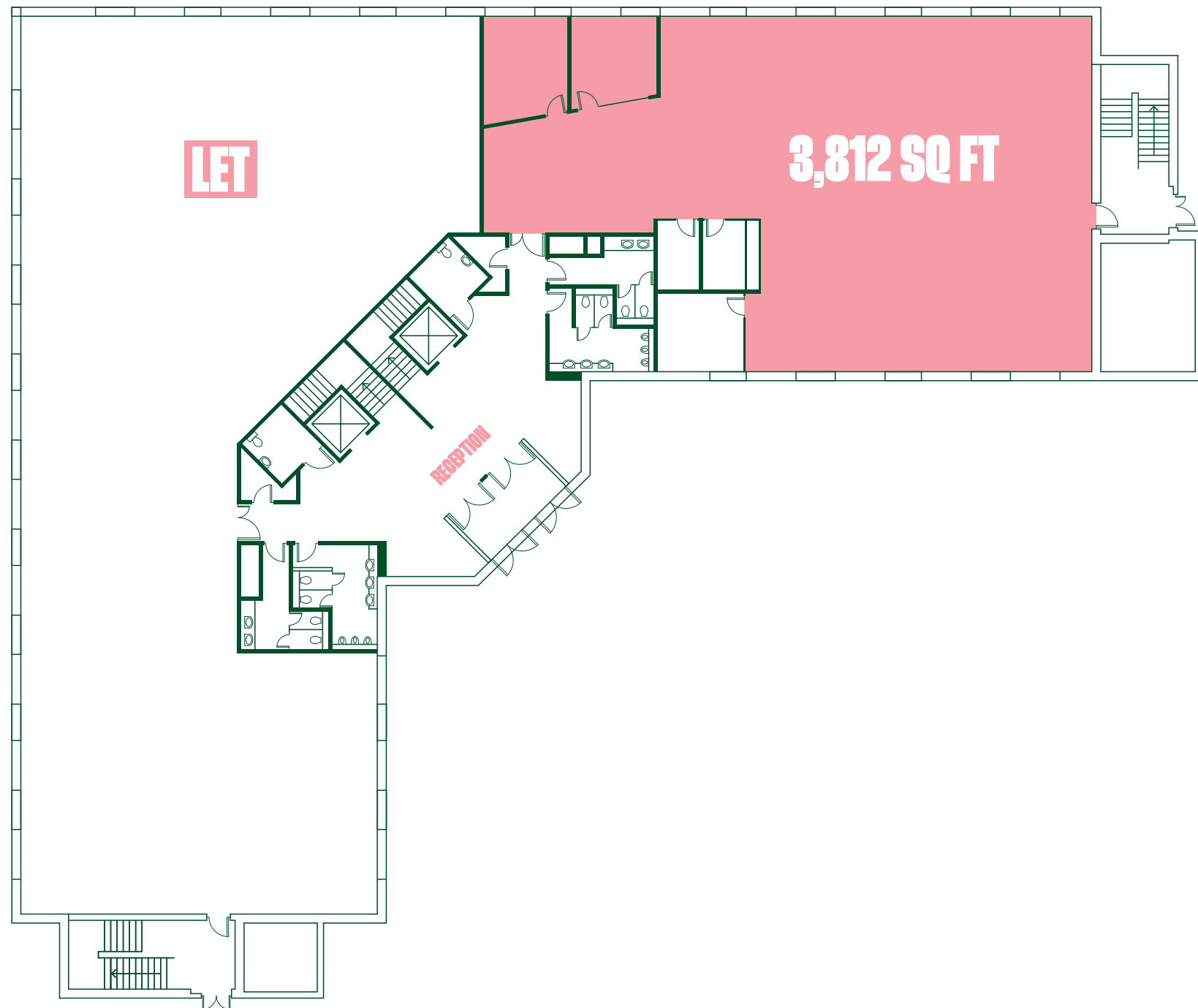
GROUND FLOOR

IPMS3

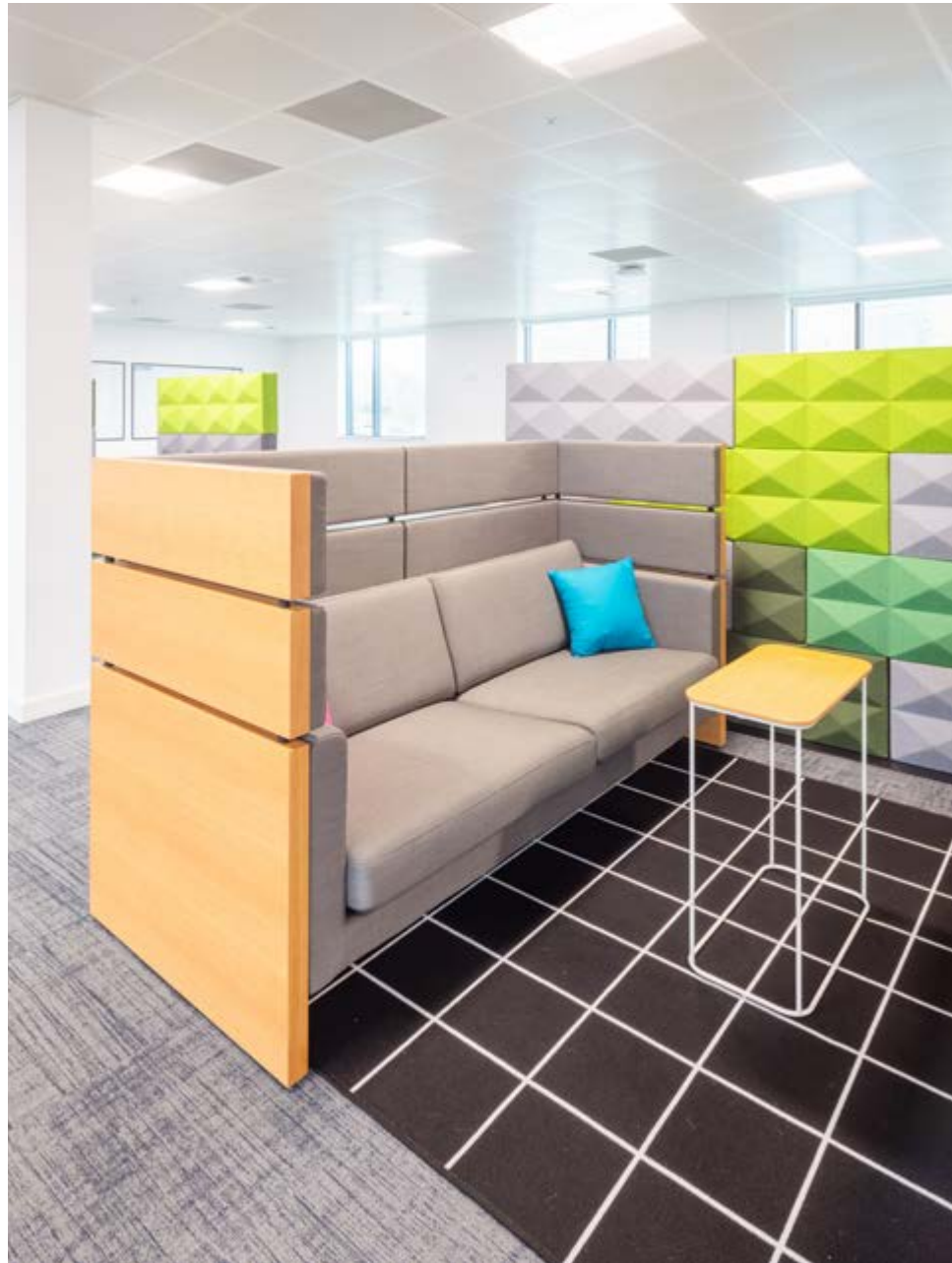
3,812 SQ FT

354 SQ M

Ground floor suite provides a fully fitted option for an occupier, complete with meeting rooms, kitchenette and furniture allowing for immediate occupation.



North



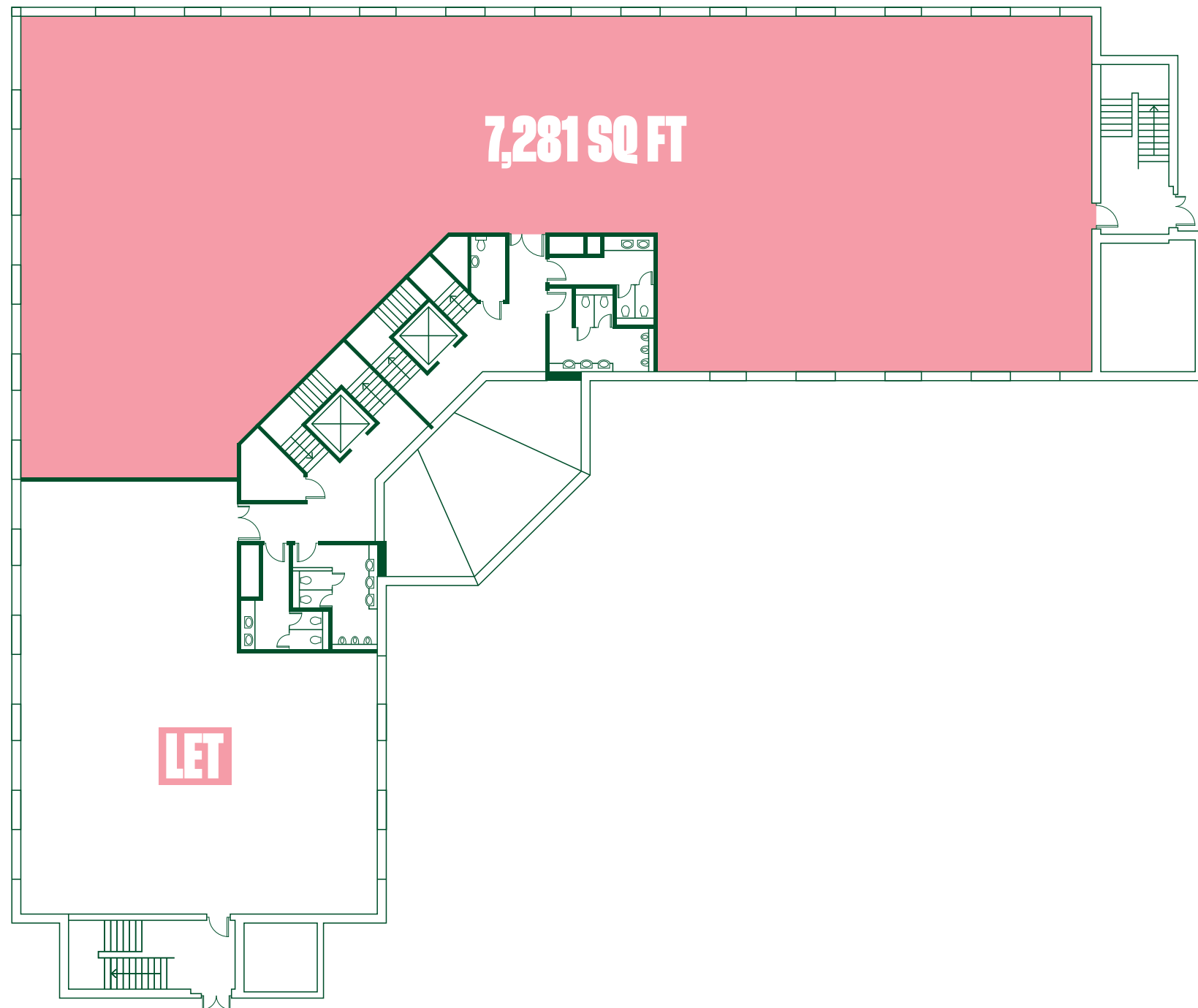
FIRST FLOOR

IPMS3

7,281 SQ FT

676 SQ M

The First Floor suite is being reinstated to an open plan configuration and is being newly redecorated to provide modern and flexible workspace.



North

SPECIFICATION



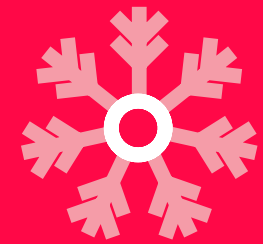
EPC Rating B50



LED lights



Front of house receptionist



A new 3 pipe fan coil VRF heating /cooling system



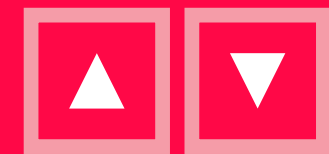
Raised access floors with 195mm clear void



Shower facilities



Cycle rack



Two 8 person passenger lifts



Building management system



Disabled WC on each floor



41 on-site car parking spaces

LOCATION



The location offers superb ease of access to the extensive motorway network being just over 1 mile from J4 of the M42 and less than 3 miles from both Widney Manor and Solihull Railway Stations providing direct rail services to London, Birmingham Moor Street and Birmingham Snow Hill.



SURROUNDING AMENITIES





↖ M42 (1.0 mile)

Orleans Smokehouse

↔ Widney Manor Train Station (1.8 miles)

↖ Solihull (2.5 miles)

PEGASUS SOLIHULL BUSINESS PARK

A34 / Stratford Road

Liberty Leisure

Hillfield Nature Reserve

Hillfield Farm - Dining & Carvery

The Regency Hotel



What.Three.Words ///
palace.hips.pitch

Sat Nav B90 4GT



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