



## TO LET

**1,545 to 6,732 sq ft  
(143.54 to 625.42 sq m)**

**Modern open plan offices**

**3800 Parkside,  
Birmingham Business Park,  
Solihull,  
B37 7YE**

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

[www.kwboffice.com](http://www.kwboffice.com)

0121 233 2330



# Property details – 3800 Parkside

## Description

Parkside 3800 is a modern two storey office building with a double height reception area. The available suite forms part of a ground floor wing at the front of the building.

The internal specification includes suspended ceilings, comfort cooling, lighting, fully accessible raised floors, with male and female toilets in the common area on each floor. The building is also DDA compliant.

## Accommodation

Suite 2 (ground floor)	2,163 sq ft	200.95 sq m
Suite 3 (first floor)	1,545 sq ft	143.54 sq m
Suite 5 (first floor)	3,024 sq ft	280.94 sq m

## Car Parking

The building has a car parking ratio of 1:175 sq ft. 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

D92.

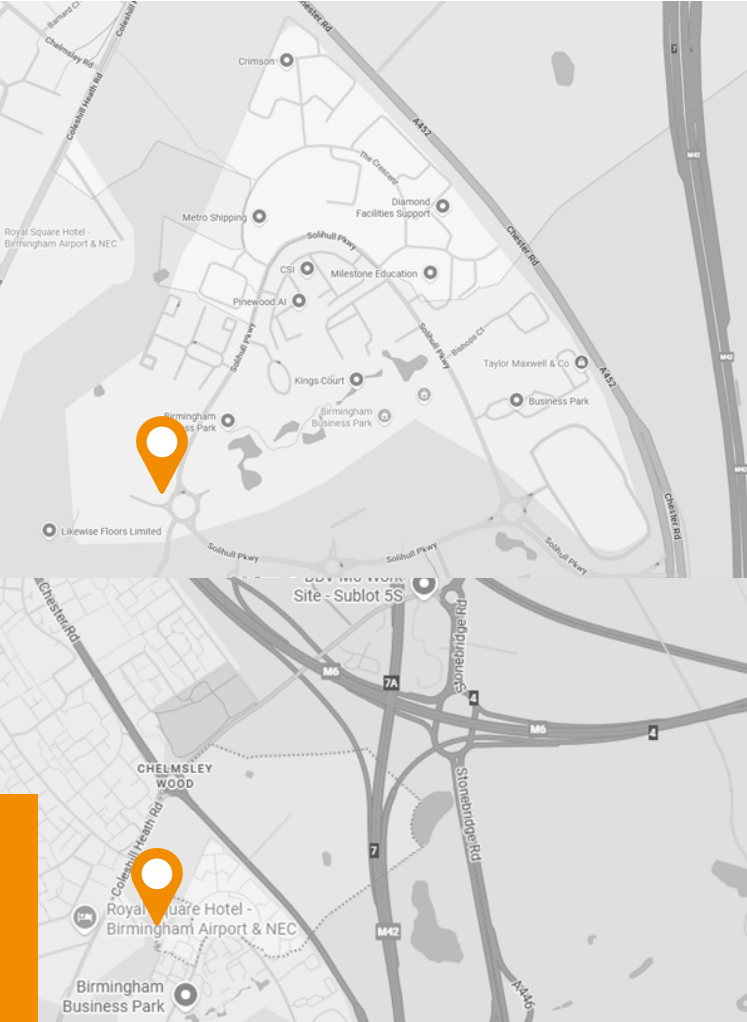
## Legal costs

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

**3800 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:**

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