

# MODERN COURTYARD OFFICE WITH AMPLE PARKING TO LET

Ground And First Floors, 4 The Courtyard, 707 Warwick Road, Solihull, West Midlands, B91 3DA

3,302 SqFt (306.76 SqM) | On Application





## KEY FEATURES

- Prime location opposite Mell Square Shopping Centre and close proximity to Solihull Railway Station
- 20 car parking spaces
- Lease expiry May 2027
- Carpet tiles with floor boxes
- Perimeter gas central heating and ceiling mounted comfort cooling
- [Virtual tour click here](#)

## LOCATION

The property is located in Solihull Town Centre, a prime business destination with excellent retail and leisure amenities, including Touchwood and Mell Square shopping centres. The Courtyard development at 707 Warwick Road benefits from outstanding connectivity: Solihull Railway Station is approximately a 10-minute walk, providing direct services to Birmingham and London. The site also offers easy access to the M42 motorway, Birmingham Airport, and the wider Midland motorway network, making it suitable for businesses seeking convenience and regional reach.

## DESCRIPTION

This property occupies the ground and first floors of an attractive three-storey building within a popular courtyard development, offering four modern, open-plan office suites across two wings. The space benefits from high-quality specifications, including suspended ceilings, carpeted floors with integrated floor boxes, ceiling-mounted comfort cooling, and perimeter gas central heating creating a comfortable and efficient working environment. A shared entrance and well-maintained communal WCs add convenience to the property. One of the standout advantages is an exceptional parking provision: 20 spaces within the shared secure car park. Compared to other properties in the courtyard, which typically offer a ratio of 1 space per 650 sq ft, this property boasts a significantly superior ratio of 1 space per 165 sq ft, making it an ideal choice for businesses seeking premium workspace with outstanding accessibility.



Ground And First Floors, 4 The Courtyard, 707 Warwick Road, Solihull, West Midlands B91 3DA



## TERMS

The property is available as a whole by way of an assignment, with the current lease expiring in May 2027.

## ASKING RENT

On Application

## SERVICE CHARGE

A Service Charge is payable towards the costs of repair & maintenance of communal areas and landscaping etc. Further details available upon request.

## EPC

Energy Performance Rating B. Certificate available on request.

## BUSINESS RATES

Requires reassessing for rating purposes.

Interested parties are advised to make their own enquiries with the Local Authority (Solihull) for verification purposes.

## MONEY LAUNDERING

In accordance with Anti Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful applicant. For a company, any person owning more than 25% must provide the same.

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction.

## VAT

All figures quoted are exclusive of VAT which will be payable.

## VIEWING

Strictly by prior appointment, please contact:



Eleanor Robinson-Perkins

DDI: 0121 321 3441

Mob: 07738 713829

E: [eleanor.robinson@burleybrowne.co.uk](mailto:eleanor.robinson@burleybrowne.co.uk)



☎ 0121 321 3441  
🌐 [www.burleybrowne.co.uk](http://www.burleybrowne.co.uk)

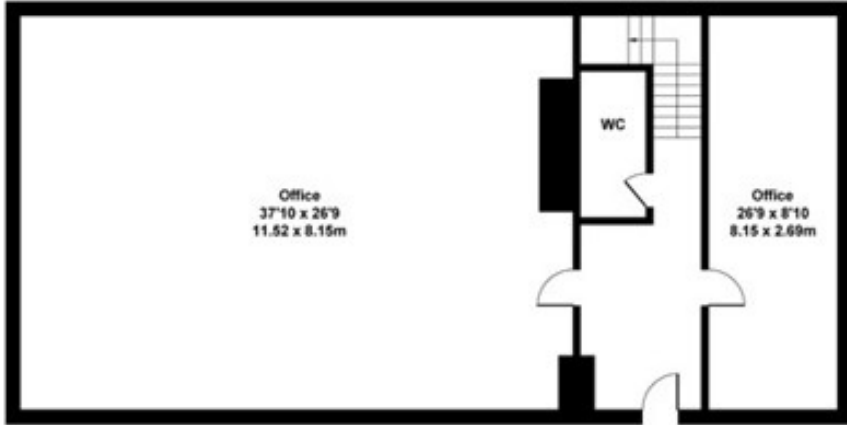


Burley Browne gives notice that, (i) these particulars are intended as a general outline only for the guidance of prospective purchasers or lessees and do not constitute any part of any offer or contract, (ii) the accuracy of any description and or dimensions necessary for use and occupation cannot be guaranteed and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise; (iii) no employee of the agents has any authority to make or give any representation or enter into any contract whatsoever in relation to the property; (iv) the agents will not be liable in negligence or otherwise for any loss arising from use of these particulars.

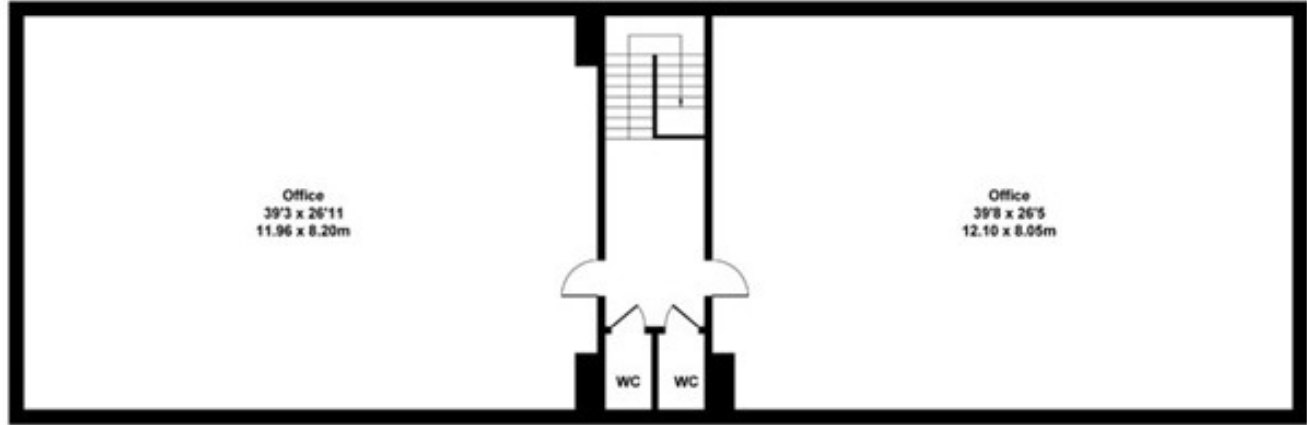
Misrepresentation Act 1967. Unfair Contract Terms 1977. Consumer Protection Regulations under Unfair Trading Regulations 2008. The Business Protection Regulations from Misleading Marketing Regulations 2008.

## 4 The Courtyard, Warwick Road, Solihull

Approximate Gross Internal Area  
3832 sq ft - 356 sq m



GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2025  
For illustrative Purposes Only.



0121 321 3441  
[www.burleybrowne.co.uk](http://www.burleybrowne.co.uk)



Burley Browne gives notice that, (i) these particulars are intended as a general outline only for the guidance of prospective purchasers or lessees and do not constitute any part of any offer or contract, (ii) the accuracy of any description and or dimensions necessary for use and occupation cannot be guaranteed and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise; (iii) no employee of the agents has any authority to make or give any representation or enter into any contract whatsoever in relation to the property; (iv) the agents will not be liable in negligence or otherwise for any loss arising from use of these particulars.

Misrepresentation Act 1967. Unfair Contract Terms 1977. Consumer Protection Regulations under Unfair Trading Regulations 2008. The Business Protection Regulations from Misleading Marketing Regulations 2008.