

# TO LET

High Quality Office Premises  
1,621 - 6,517 Sq Ft  
(150.59 - 605.44 Sq M)

**Virginia House,**  
56 Warwick Road, Solihull, B92 7HX



# VIRGINIA HOUSE



Virginia House, 56 Warwick Road, Solihull, B92 7HX



**Well located and prominent office premises benefitting from a high quality modern specification throughout.**

- Open plan office accommodation
- Built to a good specification with suspended ceilings and inset lighting
- Allocated parking available
- DDA compliant
- Attractive glazed reception area
- Prominent location



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# Prominently located office building

## Location

Virginia House is prominently located fronting the A41, Warwick Road, with access to a rear car park off Brookvale Road. The A41 provides direct access to central Birmingham, approximately 6 miles to the north and to Solihull, approximately 3 miles to the south.

Motorway access is provided by Junction 5 of the M42, approximately 4 miles to the south. Olton Train Station is within walking distance and provides direct and regular access to Birmingham Moor Street.

Nearby amenities include multiple convenience stores, restaurants, and petrol filling stations.

## Description

Virginia House comprises a detached four storey office building of brick construction, surmounted by a flat roof.

To the ground floor is a glazed open plan reception, serviced by a passenger lift.

Each available suite comprises modern, open-plan accommodation benefitting from suspended ceilings and kitchenette facilities.

Externally, the property is landscaped to the front elevation and serviced by a secure car park to the rear.

## Accommodation

Description	Sq M	Sq Ft
First Floor Rear	150.59	1,621
Third Floor Rear	168.62	1,815
Third Floor Front	286.23	3,081
<b>Total</b>	<b>755.29</b>	<b>8,130</b>

## Parking Provision

First Floor Rear: 3 spaces.  
Third Floor Rear: 5 spaces  
Third Floor Front - 8 spaces.

## Rent

£15 per sq ft per annum exclusive, subject to contract.

## Tenure

The accommodation is available on a new effective full repairing and insuring lease for a negotiable term.

## Business Rates

The occupier will be responsible for the payment of Business Rates.

## Services

We understand the property benefits from water, electricity and gas central heating throughout.

We confirm we have not tested any of the service installations and any occupiers must satisfy themselves as to the state and condition of such items.

## Service Charge

A service charge is payable in respect of the upkeep of the common parts.

## Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

## EPC

Energy Performance Rating C 54.

## Fixtures & Fittings

Any fixtures and fittings not expressly mentioned within these particulars are excluded from the letting.

## Anti Money Laundering

The successful tenant will be required to submit information to comply with Anti Money Laundering Regulations.

## VAT

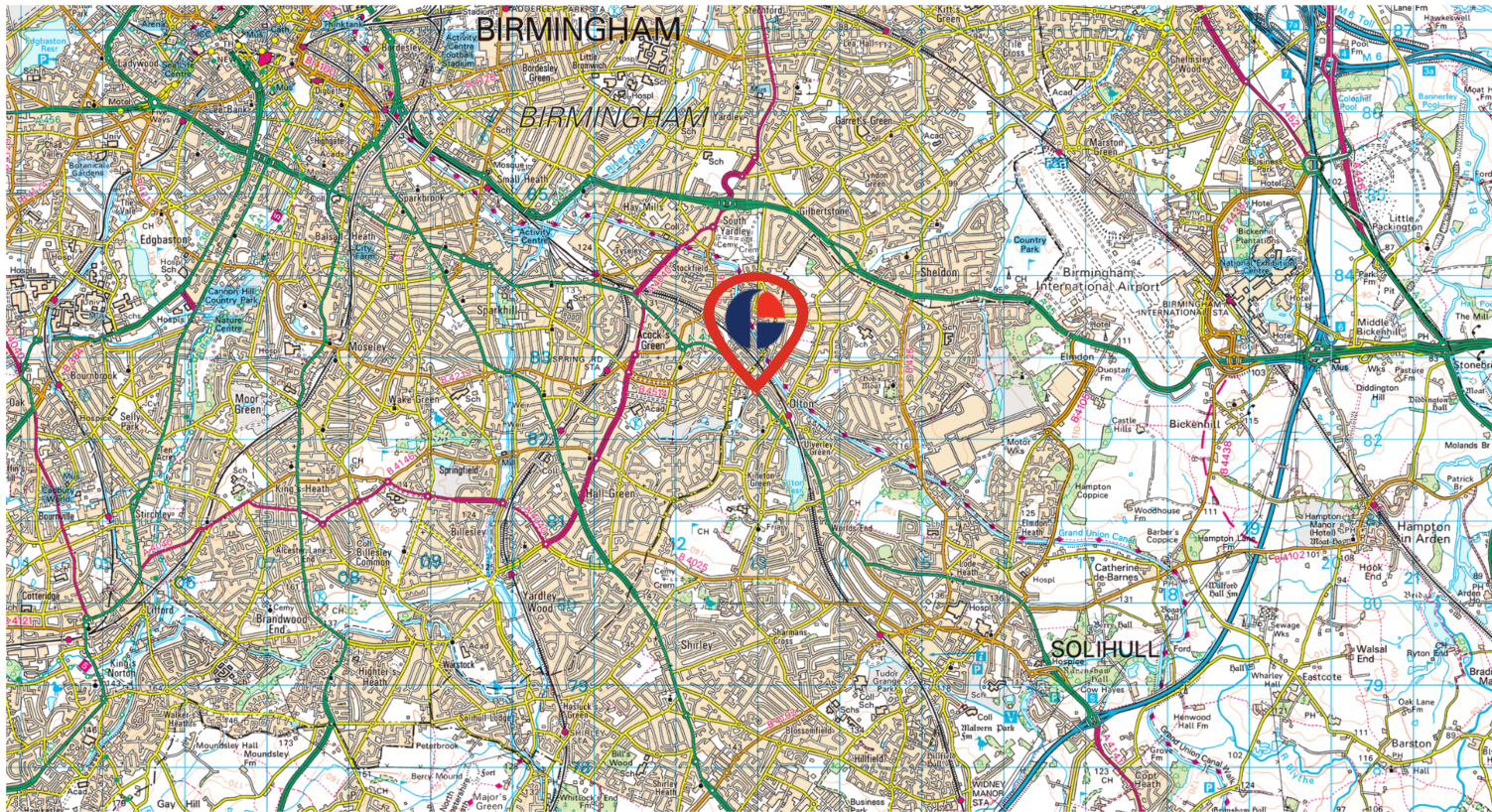
Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT). Any intending tenant should satisfy themselves independently as to VAT in respect of this transaction.

## Viewings

Strictly by prior arrangement with Fisher German or our joint agents KWB 0121 212 5992.



# VIRGINIA HOUSE



## Approximate Travel Distances

## Locations

- Solihull - 3.3 miles
- Birmingham - 8.9 miles
- Coventry - 14.2 miles

## Nearest Station

- Olton - 0.4 miles

## Nearest Airport

- Birmingham Int - 6.8 miles



### Please Note

Fisher German LLP and its Joint Agents give notice that: 1. They have no authority to make or give any representation or warranty on any property whether on their own behalf or on behalf of their clients or otherwise. 2. They do not owe any duty of care to you and assume no responsibility for any statements, representations, warranties or otherwise made in the particulars and you should not rely on those in the particulars. 3. The particulars are produced in good faith are set out as a general guide only and do not constitute or form an offer or a contract or part thereof. 4. Any photographs, descriptions, plans, measurements, distances and any other details in the particulars are approximate estimates only taken as the property appeared at the time and should not be relied upon as factually accurate. 5. Fisher German assumes prospective purchasers/tenants have carried out inspections to satisfy themselves that the information in the particulars is correct. Particulars dated February 2023. Photographs dated February 2023.

