



FRIARS GATE

SOLIHULL

REFURBISHED
OFFICE SUITES
TO LET



4,037 TO 8,663 SQ FT

65 CAR PARKING SPACES EPC B

A34 STRATFORD ROAD SOLIHULL, B90 4BN

FRIARS-GATE.CO.UK



LOCATION

Friars Gate occupies a prominent position fronting the A34 Stratford Road, one of the main arterial routes providing direct access to the National motorway network. The property is within close proximity to Solihull town centre (5 minutes drive), Birmingham International Airport / Train Station and the NEC (15 minutes drive)

The property is surrounded by a variety of amenities including Tesco Superstore, David Lloyd, Virgin Active, Village Hotel and Sears Retail Park. The building also benefits from a Costa Coffee drive thru which is located at the front of the site.

DESCRIPTION

Friars Gate is one of the most successful multi-let office buildings in the area. It is home to a wide range of occupiers, from small to large multi-national organisations.

The property is accessed via an impressive reception area which provides informal visitor seating, workspace, and a dedicated on-site building manager. The vacant suites provide a mixture of open plan and existing fitted out working environments which benefit from significant levels of natural light and are easily configured to accommodate a range of business types. The property is accessible 24/7.

AVAILABILITY

THIRD FLOOR

4,037 SQ FT
21 CAR PARKING SPACES

SECOND FLOOR

8,663 SQ FT
44 CAR PARKING SPACES

OCCUPIERS INCLUDE

- BANK OF IRELAND
- CATERPILLAR FINANCIAL SERVICES
- LINNAEUS GROUP
- ARCELORMITTAL
- EPWIN GROUP
- UNIVERSITY HOSPITAL BIRMINGHAM NHS FOUNDATION TRUST
- REAL ESTATE CAPITAL HOLDINGS
- THE CHARTERED INSTITUTE OF PAYROLL PROFESSIONALS



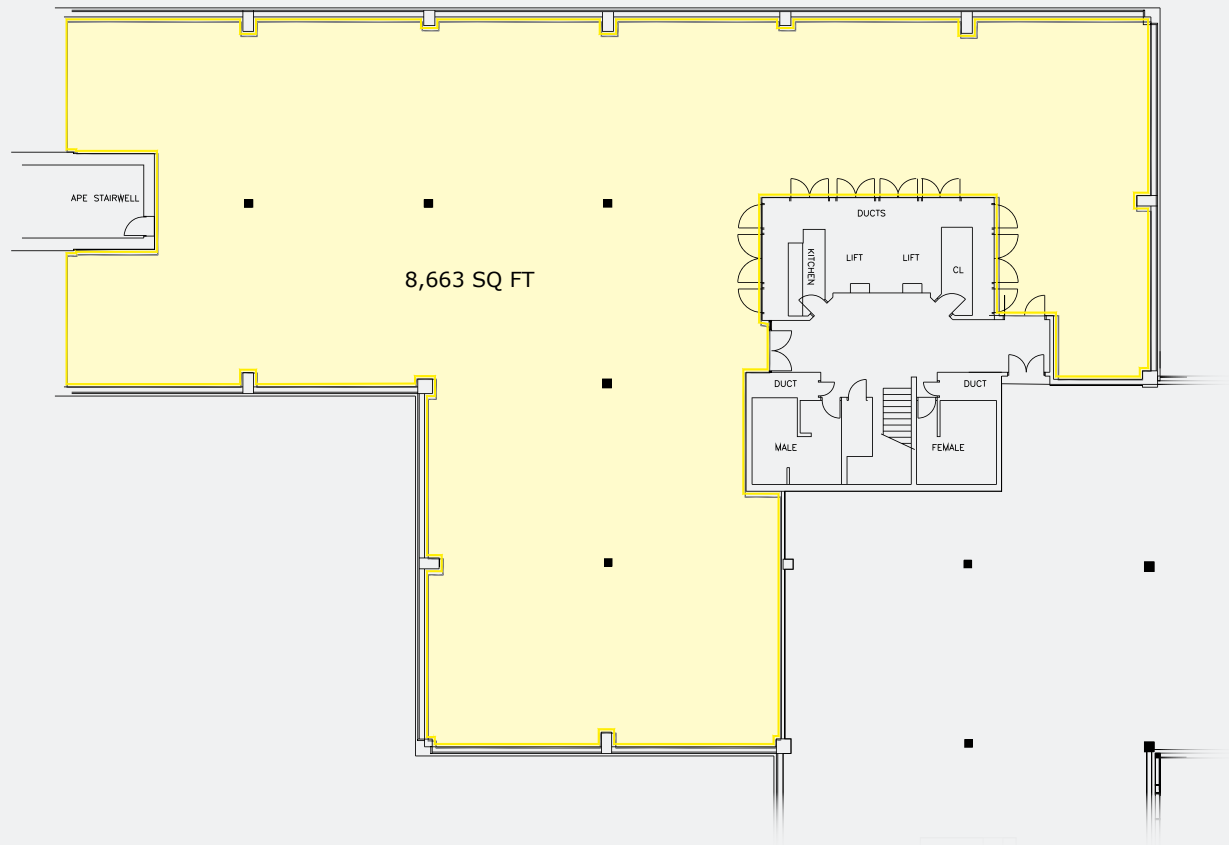
SPECIFICATION

- / FEATURE RECEPTION WITH VISITOR SEATING
- / ON-SITE SECURITY/CONCIERGE
- / EXCELLENT ON-SITE CAR PARKING
- / SUSPENDED CEILINGS
- / LED LIGHTS
- / FULL ACCESS RAISED FLOOR WITH HIGH QUALITY CARPET THROUGHOUT
- / NEW COMFORT COOLING SYSTEM
- / REFURBISHED FLOORS
- / DDA COMPLIANT
- / ADJACENT TO COSTA COFFEE DRIVE THRU
- / EPC RATED B





SECOND FLOOR

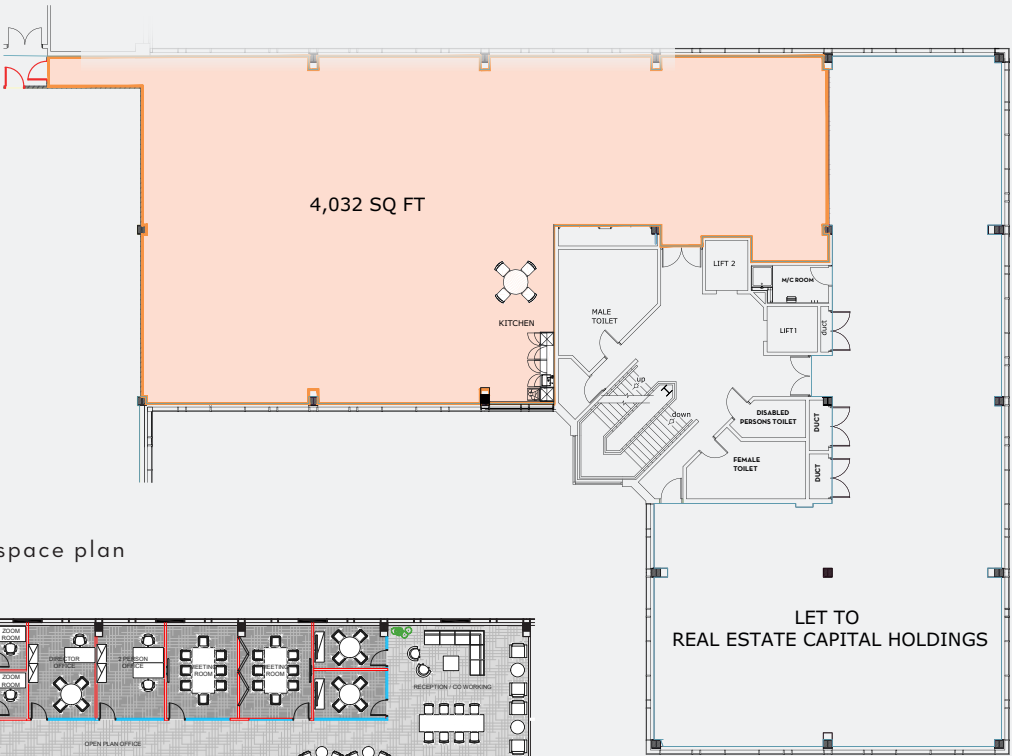


SPECIFICATION

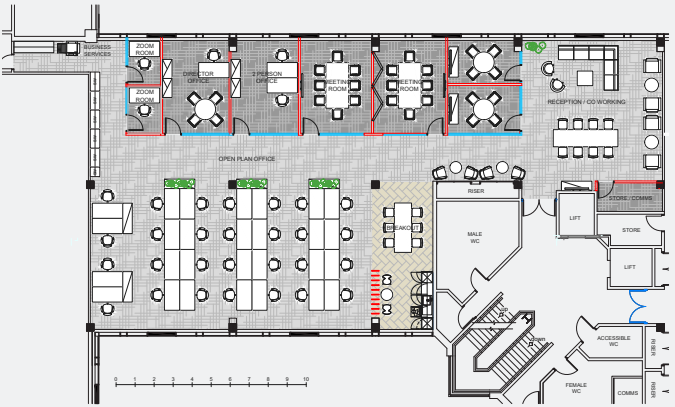
- / SUSPENDED CEILING
- / LED LIGHTING
- / FULL ACCESS RAISED FLOOR
- / NEW CARPET THROUGHOUT
- / NEW COMFORT COOLING SYSTEM
- / DDA COMPLIANT
- / KITCHEN



THIRD FLOOR



Indicative space plan







THE VILLAGE HOTEL BAR & GRILL



DAVID LLOYD GYM



MILLER AND CARTER



SEARS RETAIL PARK



THE REGENCY HOTEL & BRASSERIE



ORLEANS SMOKEHOUSE

SAT NAV REF
B90 4BN


FRIARS GATE
SOLIHULL

DRIVE TIMES

WARWICK : 22 min

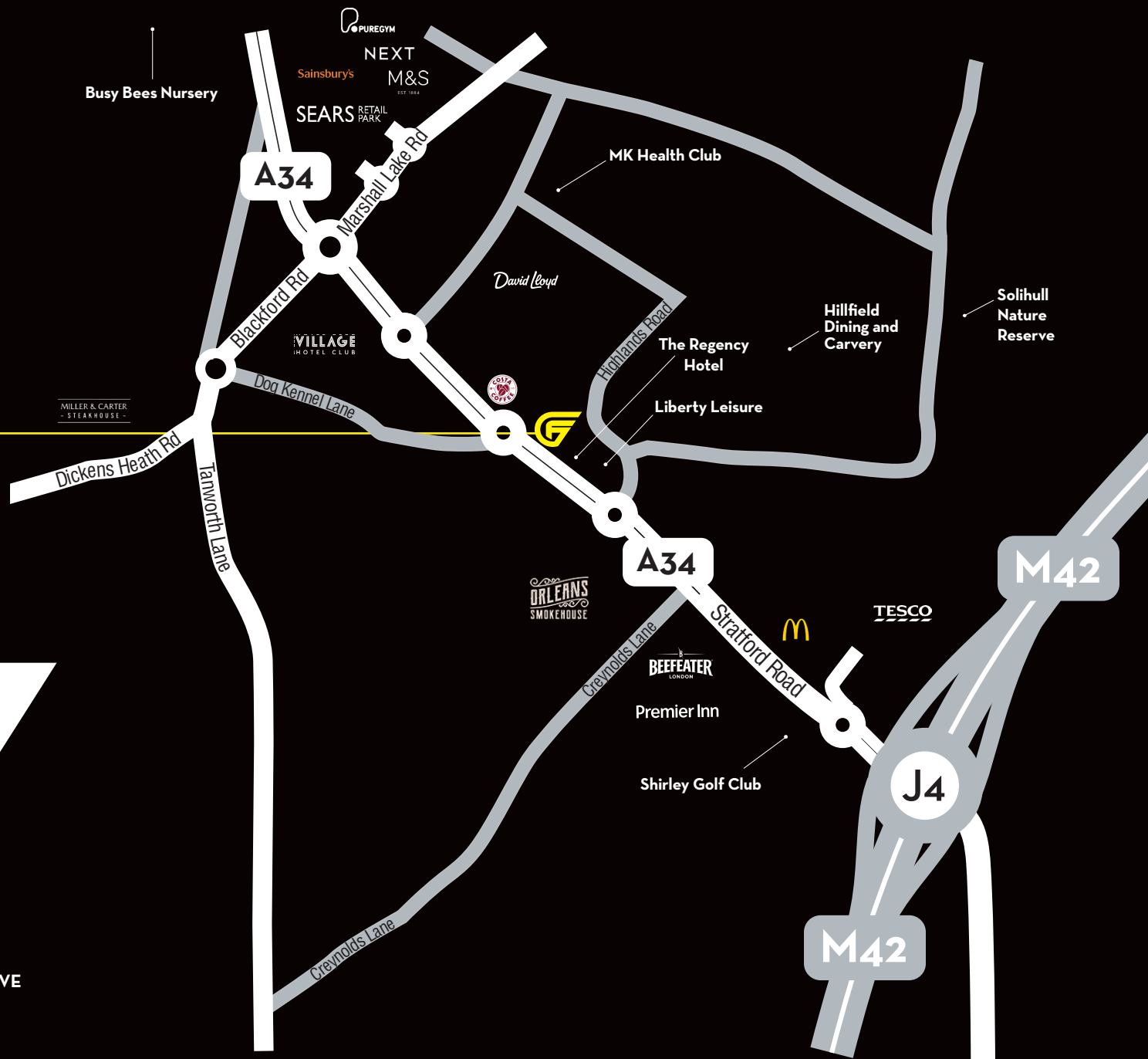
BIRMINGHAM : 26 min

COVENTRY : 28 min

LONDON : 1 hr 56 min



WHAT3WORDS: FIRED.GLOBAL.ARRIVE





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