

Solihull headquarter office with ample on-site car parking

37.16m² – 2,151.6m²
(400ft² – 23,159ft²)

- Potential to split the site on a floor-by-floor basis
- Parking ratio of 1 space per 179ft² totalling 118 car parking spaces
- Excellent transport links to Solihull, Birmingham and Coventry
- Subject to vacant possession
- Suitable for a range of uses (subject to planning)



TO LET



Location



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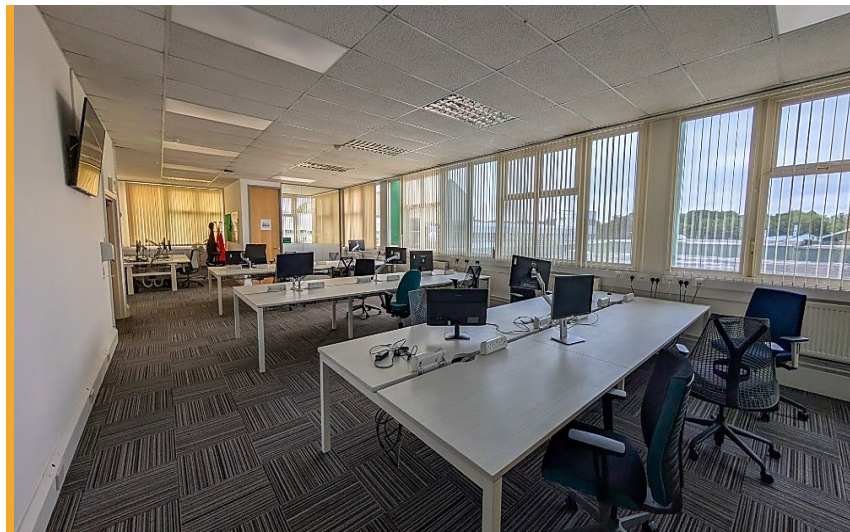


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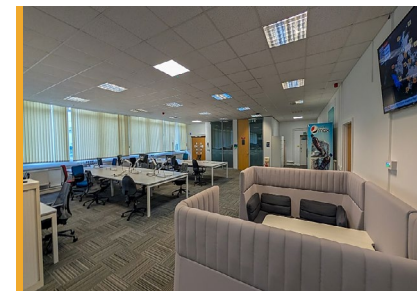
The property is situated on Drayton Road in the established commercial area of Monkspath. It is accessed off the A34 which links directly to the M42. Solihull town centre is approximately 2 miles away. Solihull is one of the West Midlands most sought-after towns, located just 7 miles southeast of Birmingham - widely regarded as the UK's second city - and 13 miles west of Coventry. It enjoys strong transport links with London approximately 120 miles to the southeast and Manchester around 80 miles to the north.

The town has a resident population of just over 200,000 and sits within the wider West Midlands conurbation, home to nearly 5.3 million people. Solihull is also one of the regions most economically active areas, supporting over 7,000 businesses and more than 100,000 employees. The local workforce is highly productive with GDP per capita at 130% of the national average – well above the regional average of 90%.



Transport Links

Solihull is located approximately 1 mile west of Junction 5 of the M42 motorway which in turn links to the M5, M6 and M40 motorways. Birmingham Airport is situated 4 miles north of Solihull and is the seventh largest airport in the UK handling circa 9 million passengers in 2012. Solihull is served by two passenger railway stations that provide regular direct services to London, Birmingham International to London Euston (72 minutes) and Solihull Station to London Marylebone (85 minutes).





HS2 Solihull Interchange Station

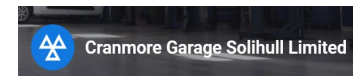
Solihull will be home to the new HS2 Interchange Station. Close to the National Exhibition Centre (NEC) and Birmingham Airport - it will be a major gateway station for the West Midlands region, connecting passengers to Birmingham, Leeds, Liverpool, and Manchester city centres.

HS2 will begin running between 2029 and 2033 when the section between London and the West Midlands is complete and services will expand as new sections of the network are built.

Further details are available on the link below:

<https://www.hs2.org.uk/in-your-area/local-community-webpages/hs2-in-solihull/>

Local Occupiers





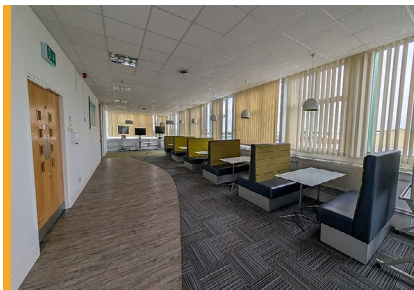
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Description

The property comprises a self-contained, four-storey office building, complemented by an additional single storey interlinking office to the rear.

The accommodation offers a mix of open-plan and cellular office spaces, featuring:

- Suspended ceilings with Category 2 lighting
- Perimeter trunking
- Modern central heating system
- Double glazed windows installed throughout
- WC facilities to each floor
- 10 person passenger lift to all floors

The third floor includes canteen and kitchen facilities.

Externally, the site benefits from generous car parking provision for 118 vehicles.

EPC

The property is currently going through dilapidations with a target EPC Rating of C.



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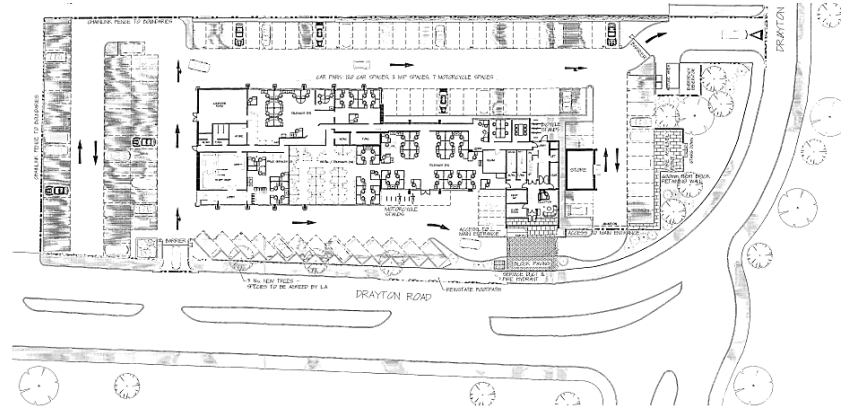


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Floor Areas

Description	m ²	ft ²
Ground Floor	1,003.2	10,799
First Floor	382.8	4,120
Second Floor	382.8	4,120
Third Floor Office	382.8	4,120
Total	2,151.6	23,159

(This information is given for guidance purposes only)



Business Rates

From enquiries of the Valuation Office website, we understand the following:

Rateable Value from 1 April 2026: £218,000

This calculation is based off £85 per sq m/unit.

A link to the property on the Valuation Office website can be found [here](#).

(This information is given for guidance purposes only and prospective tenants are advised to undertake their own enquiries with the Local Authority)





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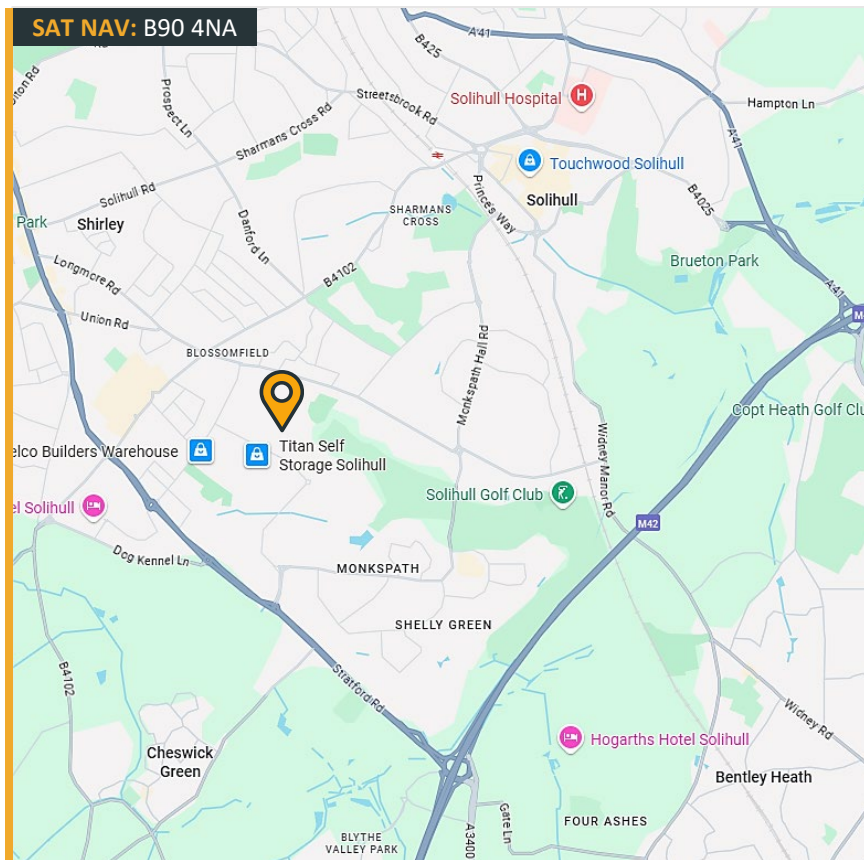
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Anti-Money Laundering

In accordance with Anti-Money Laundering Regulations, the successful tenant will be required to provide the necessary identification and verification documentation.

VAT

The property is registered for VAT.

Further Information

For further information or to arrange a viewing please call or click on the emails or website below:

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22/10/2025

Please [click here](#) to read our "Property Misdescriptions Act". E&OE.