

TO LET

SERVICED OFFICE SUITES



**FORT DUNLOP, FORT PARKWAY,
BIRMINGHAM, B24 9FE
688 SQ FT (64 SQ M)**

- PROMINENT LOCATION
- 24 HOUR ACCESS
- FLEXIBLE TERMS
- VARIETY OF USES

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6 Warstone Mews
Warstone Lane
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LOCATION

The property is located on Knights Court within Birmingham Business Park (Solihull), situated close to the junction with Solihull Parkway and the A45 Coventry Road. Birmingham City Centre lies approximately 8 miles to the north-west, with Birmingham International Station and Airport within a 5-minute drive. The surrounding road network provides straightforward access to Junction 6 of the M42 and the M40/M6 motorway corridor, offering connections to the wider national motorway system.

DESCRIPTION

The property comprises a modern two-storey office building of brick-built construction, forming part of the established Birmingham Business Park. The accommodation provides a combination of open-plan and cellular office space benefiting from suspended ceilings with recessed LED lighting, raised access flooring, air conditioning, and double-glazed windows providing excellent natural light throughout. The premises include high-quality WC facilities on each floor together with kitchen areas and a welcoming ground floor reception. Externally, the property benefits from allocated car parking within a landscaped business park environment with 24-hour on-site security.

ACCOMMODATION

OFFICE	SQ FT	SQ M	RENT (PA)
101	688	64	£73,596
TOTAL	688	64	£73,596

ENERGY PERFORMANCE CERTIFICATES

Details available upon request.

TENURE/RENT

Please refer to the accommodation table above.

MONEY LAUNDERING

The money laundering regulations require identification checks are undertaken for all parties purchasing/ leasing property. Before a business relationship can be formed, we will request proof of identification for the purchasing/ leasing entity.

LEGAL COSTS

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

VIEWING

Strictly by prior appointment with sole agents,
Mason Young Property Consultants.

CONTACT DETAILS

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PROPERTY CONSULTANTS

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