

**MASON
YOUNG**

PROPERTY CONSULTANTS

TO LET

SERVICED OFFICE SUITES



**WATERSIDE CENTRE, BIRMINGHAM BUSINESS PARK,
4200 SOLIHULL PARKWAY, BIRMINGHAM, B37 7YN
468 SQ FT (43 SQ M)**

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

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LOCATION

The property is located within the Waterside Centre on Solihull Parkway, at the heart of Birmingham Business Park, one of the West Midlands' premier office locations. The Business Park is situated immediately off Junction 6 of the M42 Motorway, providing excellent access to the national motorway network including the M6 and M40. Birmingham International Railway Station and Birmingham Airport are approximately 1 mile to the east, offering regular rail services to Birmingham City Centre, London and major UK destinations, as well as extensive domestic and international air connections. The surrounding area benefits from a high-quality landscaped business-park environment with on-site amenities and excellent transport links via the A45 Coventry Road and the wider regional road network.

DESCRIPTION

The property comprises a modern office building set within a landscaped business park environment. The accommodation provides high-quality serviced office space arranged over multiple floors, offering a range of private offices, meeting rooms and open-plan work areas. Internally, the space is finished to a contemporary standard with carpeted floors, suspended ceilings, LED lighting and full access to high-speed data cabling.

The building benefits from air conditioning, dedicated W/C facilities on each floor, fitted kitchen and breakout areas, and a staffed reception. The premises also benefit from 24-hour access, an intruder alarm system and on-site parking.

ACCOMMODATION

AREA	SQ FT	SQ M	RENT (PA)
33a	468	43	£31,536
TOTAL	468	43	£31,536

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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