

GEORGE ROAD BUSINESS PARK, GEORGE ROAD, BIRMINGHAM, B23 7RZ

OFFICE TO LET | 5,894 TO 41,076 SQ FT

Office Space from 5,894 - 41,076 ft² Available
with Generous Car Parking, Site Manager and
Electric Gates



DESCRIPTION

George Road Business Park, is a 95,000 sq ft (9,000 sq m) property covering 4.6 acres (1.9 hectares) comprising an office complex, storage units and workshops. The site fronts George Road in Erdington, and is approximately 4 miles north of Birmingham city centre.

Set in tranquil surroundings overlooking a lake, the business park offers in excess of 50,000 sq ft (5,000 sq m) of office space, along with workshops and storage totalling 40,000 sq ft (3,800 sq m) with generous on-site car parking.

The two and three storey brick-built offices offer the flexibility of open plan, cellular space, or a combination, within a single suite, a floor or a self-contained building.

The offices are fully carpeted with central heating. They benefit from suspended ceilings, perimeter trunking and there is partial air conditioning. The business park also provides generous onsite car parking.

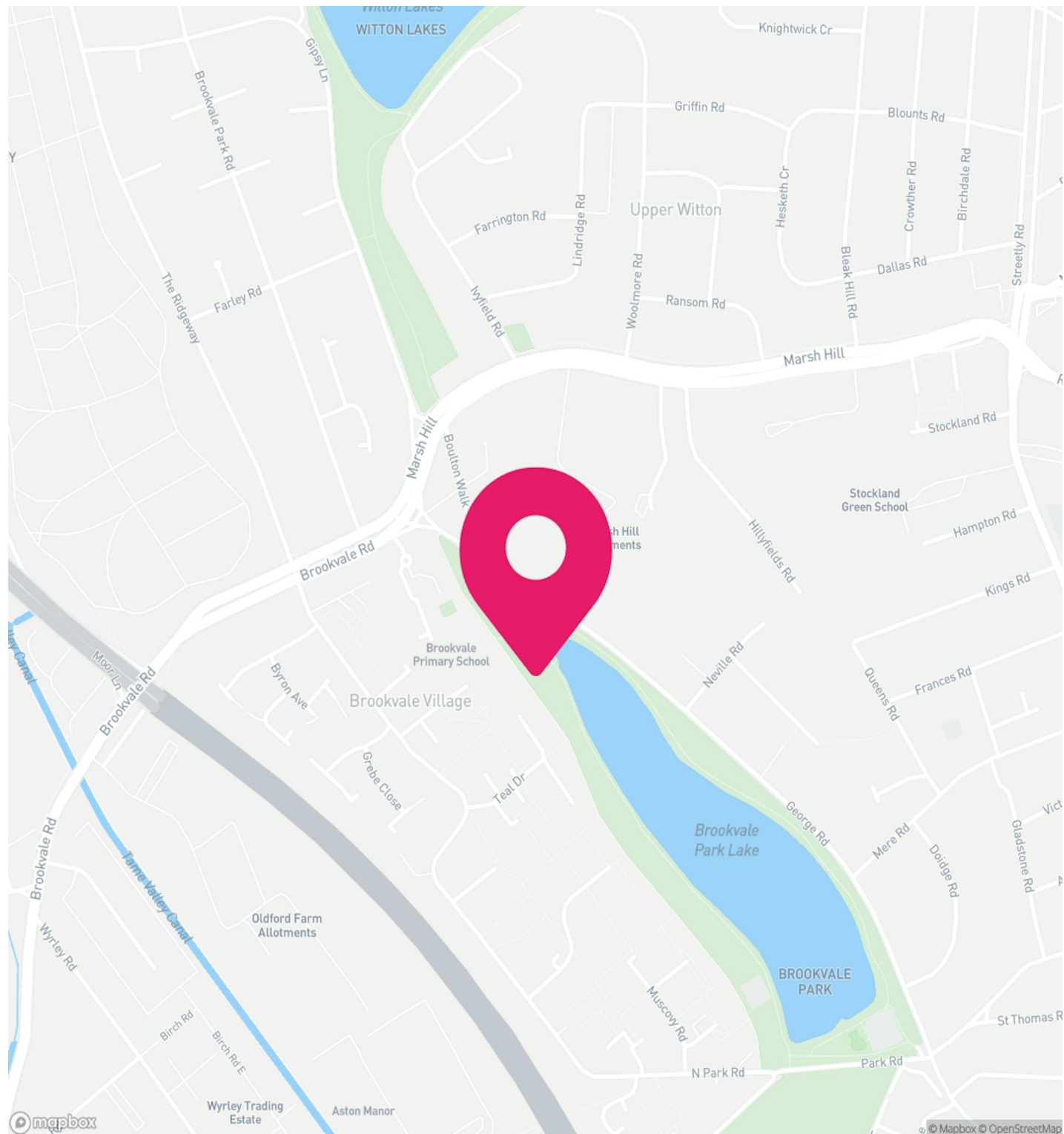


LOCATION

George Road is within easy access of the A38 and Junction 6 of the M6, leading to the M42, M5 and the national motorway network. Birmingham International Airport and the

National Exhibition centre are approximately 20 minutes away.

There are regular local bus services to and from Birmingham City Centre, Erdington and Sutton Coldfield and Gravelly Hill train station is within walking distance. A range of shops, cafes and supermarkets are also close by.





TERMS

The suites are available to let on a new lease, with terms to be agreed.

SERVICE CHARGE

A charge will be levied to cover the cost of all services provided to the property.

VAT

All costs are exclusive of VAT.

SERVICES

We understand that electricity and water are available on, or adjacent to the subject premises.

The agent has not tested the suitability of the connections and recommends that all interested parties carry out their own investigations.

LEGAL COSTS

Both parties are responsible for their own legal and surveyor's costs incurred during the transaction.

VIEWINGS

Viewings are strictly via the joint agent Siddall Jones.

SERVICE CHARGE

n/a

LEASE

New Lease

VIEWINGS

Viewings are strictly via the letting agent Siddall Jones.

CONTACT

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