





# SEVEN HOUSE

HIGH STREET | LONGBRIDGE | BIRMINGHAM

## CONTEMPORARY OFFICE SUITES TO LET

2,760 - 5,520 sq ft

(256.4 - 512.8 sq m)

-  Numerous amenities nearby
-  Close to Longbridge Railway Station
-  Excellent access to M42/M5
-  Generous on site parking



## LOCATION

Seven House is a prominent, two-storey, modern office building within a thriving environment in close proximity to retailers, cafés, restaurants and a hotel.

Longbridge Town Centre is one of the largest regeneration schemes in the UK boasting numerous retail and leisure facilities, refurbished Longbridge rail station and comprehensive bus routes.

Ausfin Park provides an ideal place to relax and enjoy a break.

There is also generous on site parking with easy access to the M5 and M42 motorways.

The first and second floor office suites each amount to 2,760 sq ft (512.8 sq m) and are available individually or together. They both provide an efficient and modern working environment with excellent natural light.





## SPECIFICATION

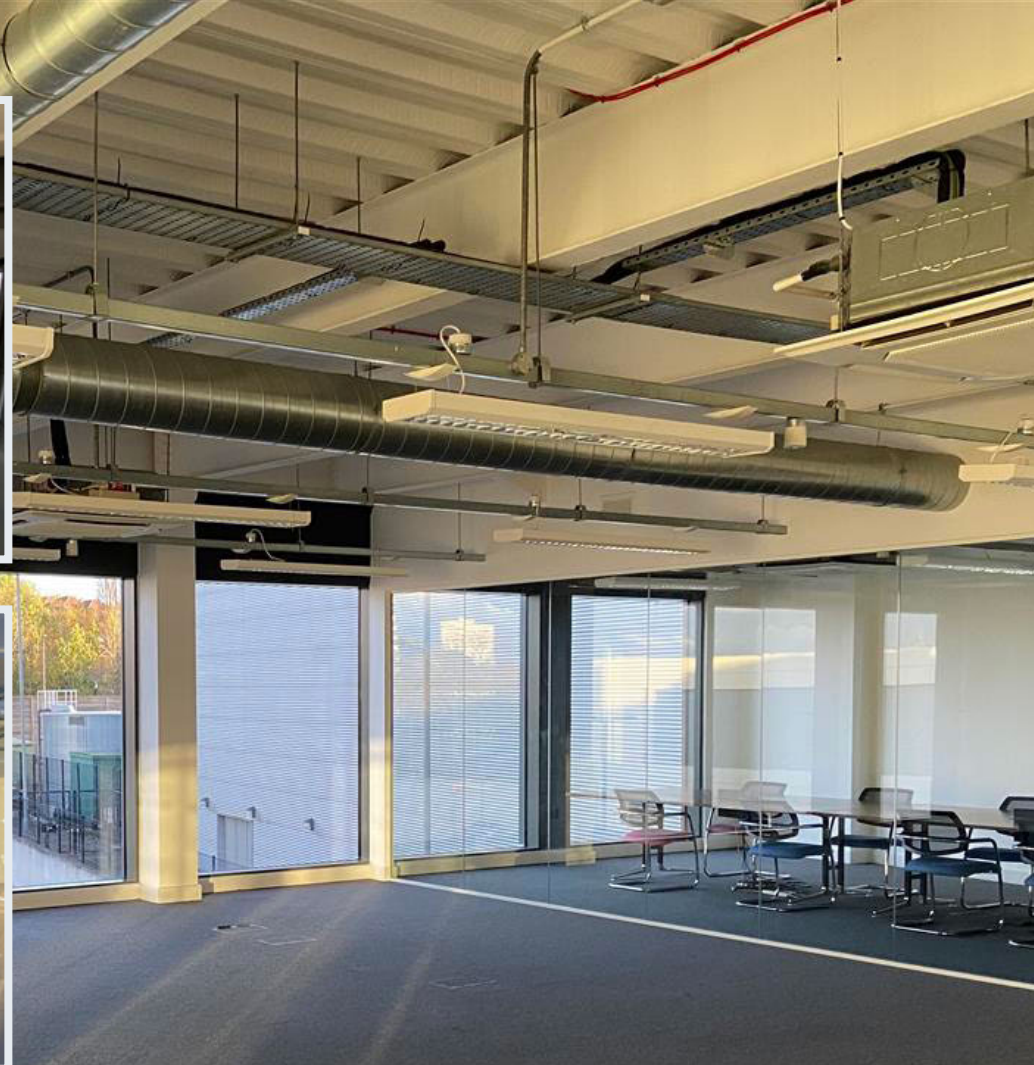
- VRV 3 Pipe Air Conditioning
- Photo voltaic roof panels
- Raised floors (minimum 150 mm void)
- Floor loading – 5kN/m<sup>2</sup>
- Double glazing
- 8-person passenger lift
- Male and female toilets on each floor
- Shower facilities
- 10 allocated car parking spaces per suite
- 24 hour security
- EPC Rating: B
- BREEAM: 'Very Good'

## TERMS

The accommodation is available on a new flexible lease on full repairing and insuring terms.

## RENT

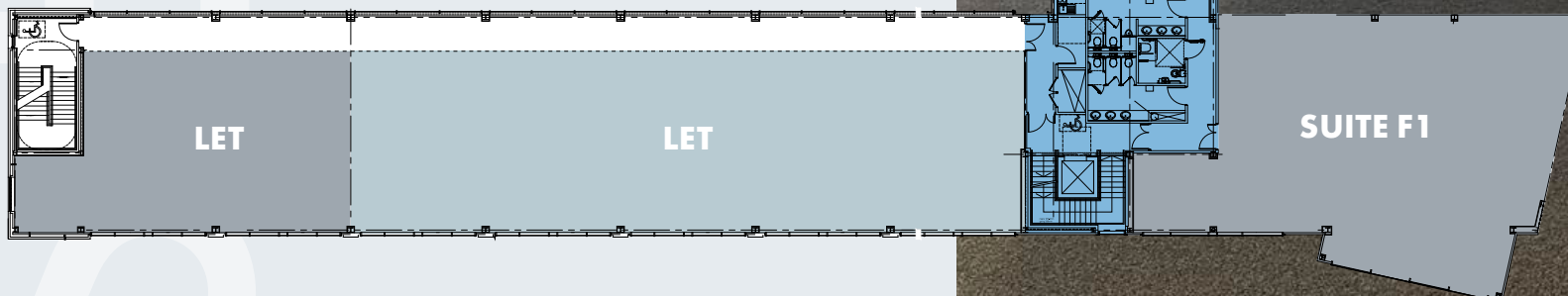
Upon application.



## SUITE F1

The suite amounting to 2,760 sq (256.4 sq m) is located on the first floor.

## FIRST FLOOR





## VAT

All figures quoted are subject to VAT.

## SERVICE CHARGE

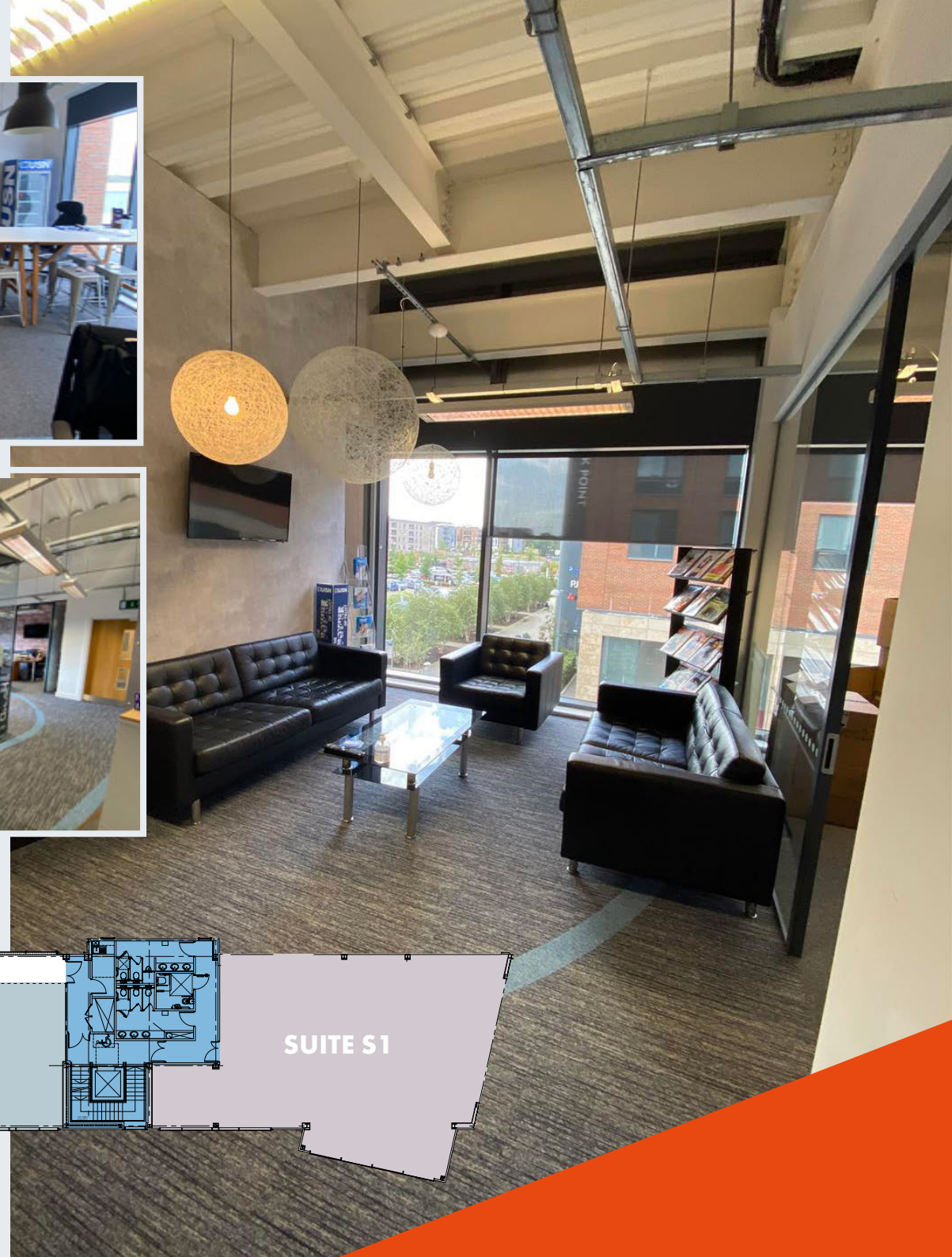
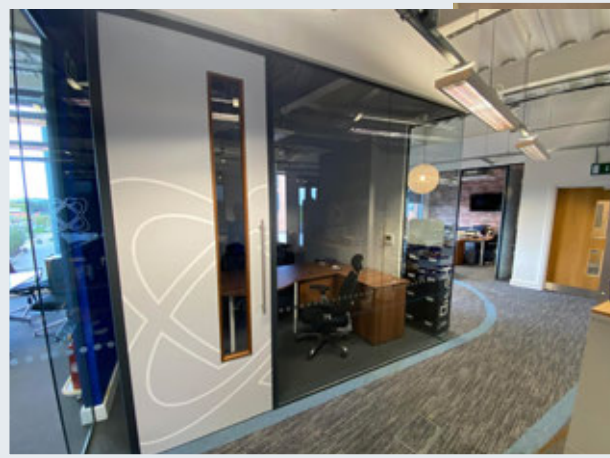
An annual service charge will be levied upon the tenant to cover shared building costs.

## BUSINESS RATES

Tenant to be responsible for the payment of business rates.

## LEGAL COSTS

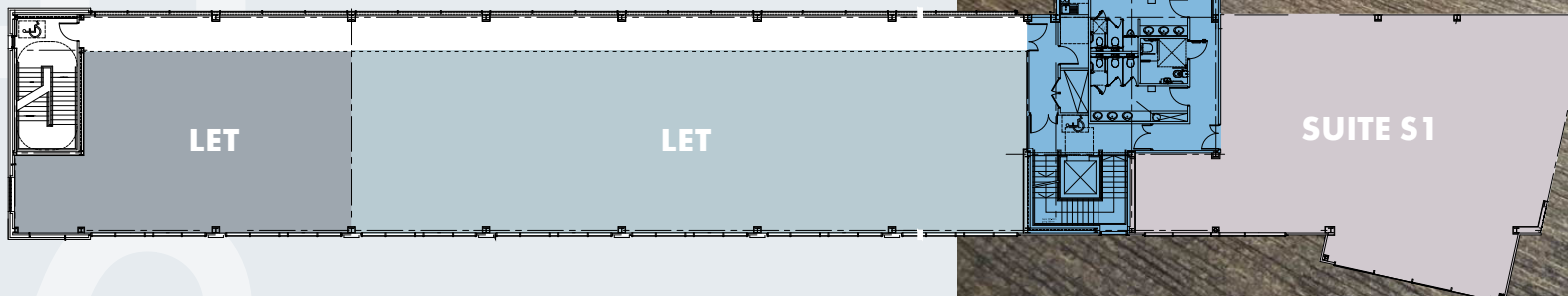
Each party to be responsible for their own legal costs incurred in any transaction.



## SUITE S1

The suite amounting to 2,760 sq (256.4 sq m) is located on the second floor.

## SECOND FLOOR





**Sat Nav: B31 2UQ**

Some of the nearby retailers, eateries and leisure facilities:



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**TRANSPORT**

J4 M5	3 miles
J2 M42	3 miles
Buses	Over 350 buses a day
Trains	Every 10 minutes

**VIEWING**

For further information or to arrange a viewing contact:

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