

# SEVEN HOUSE

HIGH STREET | LONGBRIDGE | BIRMINGHAM

## CONTEMPORARY OFFICE SUITE TO LET

2,760 sq ft (256.4 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.

Austin 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 floor office suite amounting to 2,760 sq ft (512.8 sq m) provides 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
- 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.

## 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.

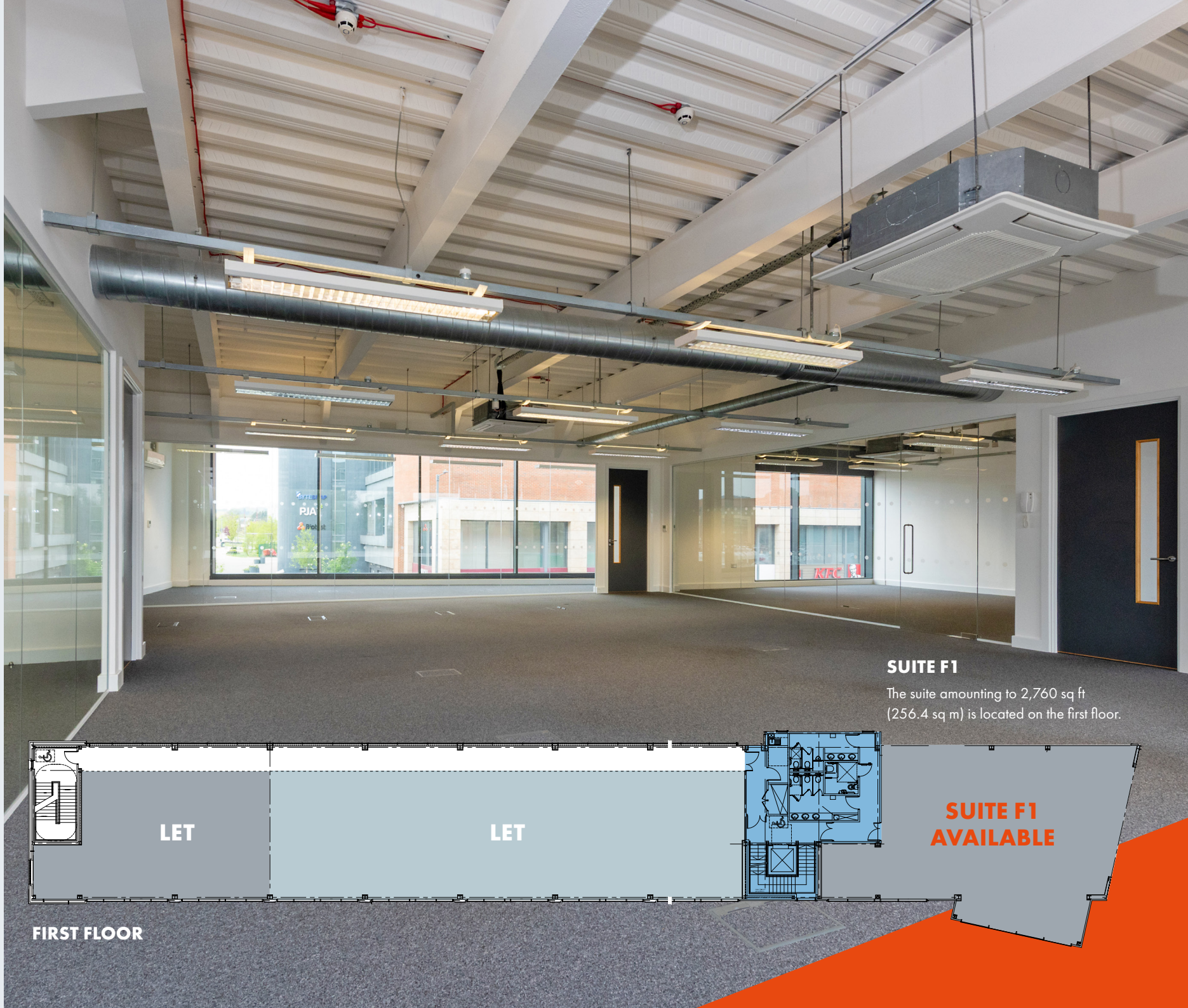


## ANTI MONEY LAUNDERING

The successful tenant will be required to submit information to comply with Anti Money Laundering Regulations.

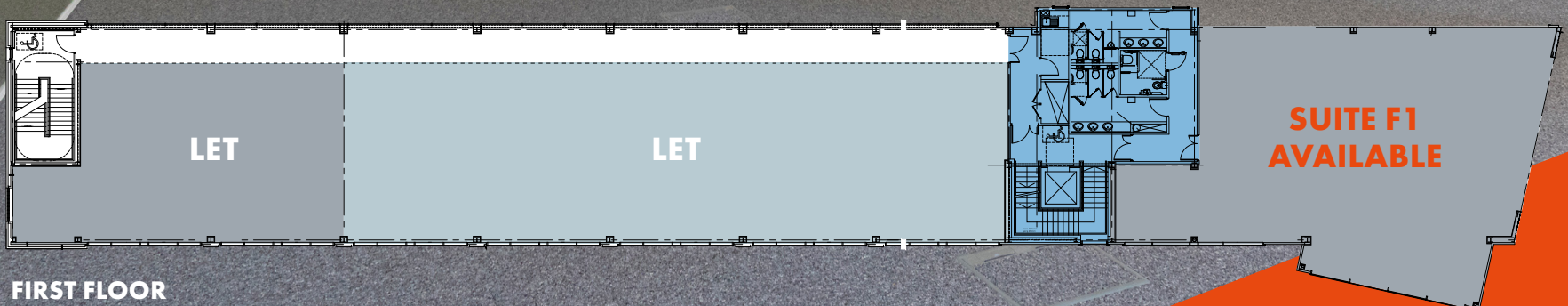






### SUITE F1

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

**AVISON  
YOUNG**

**0121 236 8236**

avisonyoung.co.uk

**Andrew Venables**

07721 483 159

andrew.venables@avisonyoung.com