

# 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

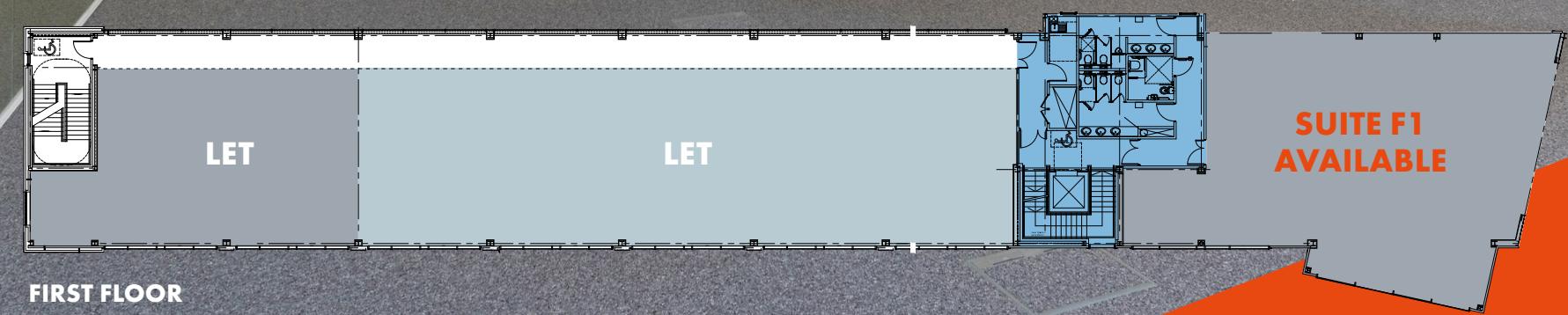
Each party to be responsible for their own legal costs incurred in any transaction.





### **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:



Sainsbury's YOUR M&S

Avison Young hereby gives notice that the information provided either for itself, for any joint agents or for the vendors lessors of this property whose agent Avison Young is in this brochure is provided on the following conditions: 1) The particulars are set out as a general outline only, for the guidance of intending purchasers and/or lessees and do not constitute an offer or contract, or part of an offer or contract. 2) All descriptions, dimensions and references to this property's condition and any necessary permission for use and occupation, and any other relevant details, are given in good faith and are believed to be correct. However, any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves of their correctness by inspection or otherwise. 3) No person in the employment of Avison Young, or any joint agents, has any authority to make or give any representation or warranty whatsoever in relation to the property or properties in this brochure. 4) All prices quoted are exclusive of VAT. 5) Avison Young shall have no liability whatsoever in relation to any documents contained within the brochure or any elements of the brochure which were prepared solely by third parties, and not by Avison Young. Designed and produced by Q Squared Design Ltd, Tel: 01789 730833. MAY 2025.



## 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