

3,454 TO 7,770 SQ FT (320.88 TO 721.85)
REFURBISHED OFFICE **TO LET**

No. 39

DOMINION COURT | STATION ROAD | SOLIHULL | B91 3RT

CENTRALLY LOCATED CONTEMPORARY OFFICE SPACE



SOLIHULL
STATION



TOWN CENTRE
RETAIL



RESTAURANTS
& AMENITIES



ALL WITHIN SHORT
WALKING DISTANCE



RENT

£25.50 per sq ft subject to contract

BUSINESS RATES

Estimated £10.44 per sq ft.

Interested parties should make their own enquiries with the Local Authority to verify this information.

LEGAL COSTS

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

PLANNING

The property and site falls within use class B1 of The Town and Country Planning (Use Classes) Order 1987 and use class E as amended from September 2020.

SERVICE CHARGE

£5.92 per sq ft (2022/2023)

EPC

The Energy Performance Asset Rating is C. A certificate can be made available.

VAT

VAT if applicable will be charged at the standard rate.

GROUND FLOOR SUITE



BRIGHT &
AIRY WORK
SPACES
WITH AN
ABUNDANCE
OF NATURAL
LIGHT

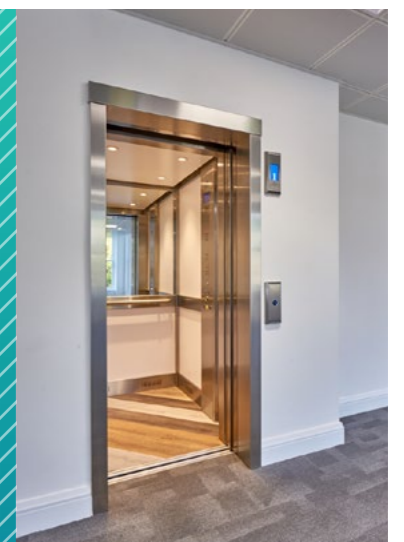


AVAILABLE ACCOMMODATION
3,454 SQ FT (320.88 SQ M)

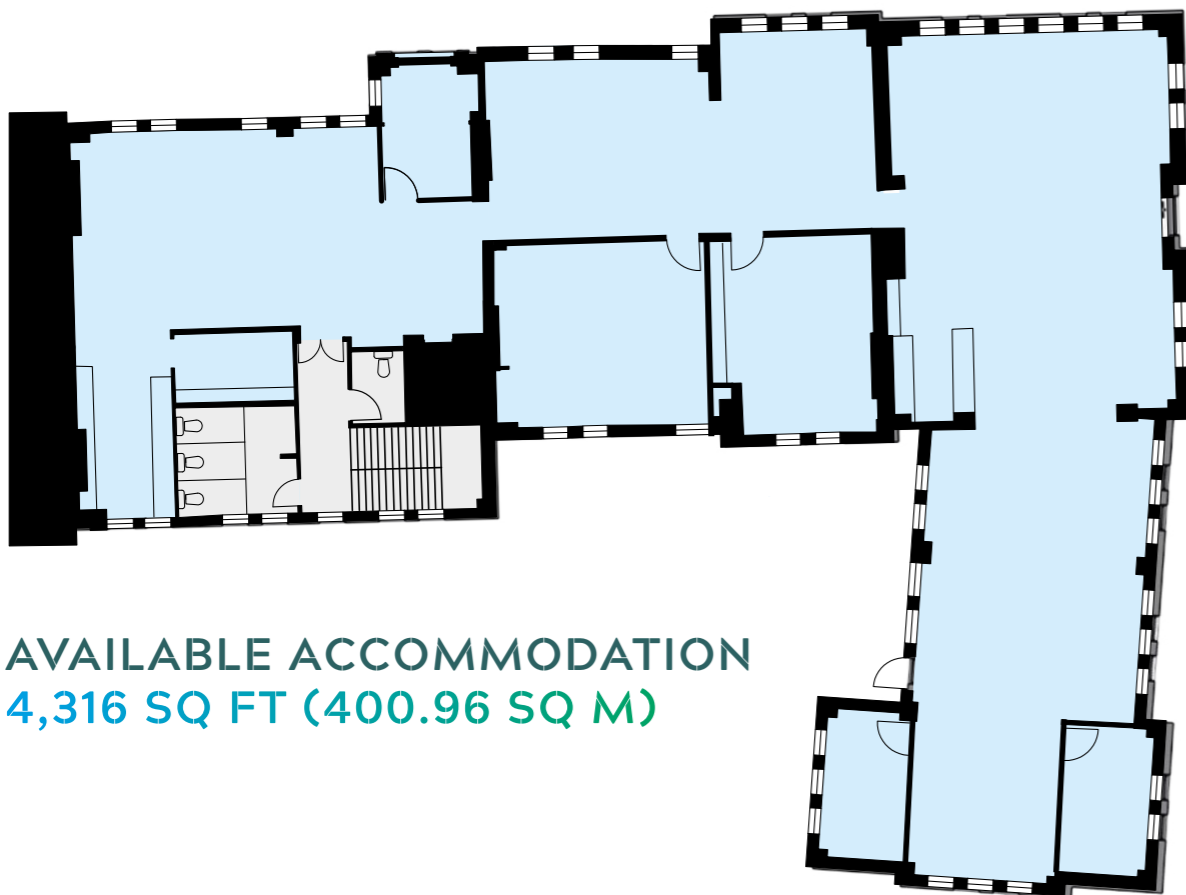


SUMMARY SPECIFICATION

- Recently refurbished
- Ready for immediate occupation
- Comfort Cooling
- LED Lighting
- Fully accessible raised floors
- Shower facility
- 14 car parking spaces
- Fitted kitchen



FIRST FLOOR SUITE



AVAILABLE ACCOMMODATION
4,316 SQ FT (400.96 SQ M)




SUMMARY SPECIFICATION

- Part fitted suite
- Ready for Immediate occupation
- Comfort cooling
- LED Lighting
- Fully accessible raised floors
- Fitted Kitchen
- 19 car parking spaces

PERFECTLY PLACED

LOCATION

Dominion Court is located in the centre of Solihull which is within close proximity to a broad range of business and public sector occupiers. Touchwood Shopping Centre and Solihull Railway Station are situated within a 2 minute walk. The property is approximately 1.5 miles from Junction 5 of the M42 Motorway, 7.5 miles from Birmingham City Centre and Birmingham International Airport is only 6.5 miles away.

 ONLY 5 MINS FROM JUNCTION 5 OF THE M42,



TRAVEL DISTANCES BY ROAD

| | |
|------------|-----------|
| Birmingham | 10 miles |
| Coventry | 14 miles |
| Oxford | 63 miles |
| Bristol | 88 miles |
| Manchester | 95 miles |
| Cambridge | 97 miles |
| Leeds | 105 miles |
| London | 112 miles |

ONLY 12 MINS TO BIRMINGHAM AIRPORT BY ROAD



TOWN CENTRE WORKING WITH A WEALTH OF AMENITIES



CONVENIENTLY
LOCATED IN
THE CENTRE OF
SOLIHULL WITHIN
CLOSE PROXIMITY
OF NUMEROUS
LOCAL AMENITIES



Adrian Griffith

+44 (0) 1216098347

+44 (0) 7760172918

adrian.griffith@avisonyoung.com

**AVISON
YOUNG**

0121 236 8236

[avisonyoung.co.uk/111283](https://www.avisonyoung.co.uk/111283)

Misrepresentation Act 1967: Messrs Avison Young for themselves and for the vendor(s) of this property whose agents they are, give notice that 1. These particulars do not constitute, nor constitute any part of, an offer or contract. 2. None of the statements contained in these particulars as to the properties are to be relied on as statements or representations of fact. 3. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 4. The vendor(s) or lessor(s) do not make or give and neither Messrs Stimpsons nor any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property. Finance Act 1989: Unless otherwise stated all prices and rents are quoted exclusive of VAT. Property Misdescriptions Act 1991: These details are believed to be correct at the time of compilation but may be subject to subsequent amendment. Designed and produced by Zest Design & Marketing (www.zestdm.co.uk). November 2023 (02256)