



600 STRATFORD ROAD, SHIRLEY, SOLIHULL, B90 4BS

OFFICE, RETAIL TO LET | 2,030 SQ FT

**SIDDALL JONES**  
COMMERCIAL PROPERTY CONSULTANCY

Prominent Office Premises with Parking,  
Suitable for Alternative Uses STP

- Landmark Location on Main Arterial Route
- Forecourt Parking
- Modern Building
- May be Suitable for Alternative Uses
- Modern Office Space



## DESCRIPTION

The property comprises of a modern single storey building, adjacent to the Porcelanosa Showroom on the Stratford Road, Shirley.

The building is going to be split to provide a self-contained business premises, which currently comprises of a reception area with full height glazed elevations and electric sliding doors which provides access to a board room area, an inner hallway provides access to a further office accommodation benefitting from single aspect windows, carpet covered flooring, emulsion coated walls and LED inset lighting.

WC and kitchen facilities are provided and accessed via the inner hallway.

Whilst the premises are currently presented as modern office space, the landlord will consider offers subject to retail and cafe uses (subject to covenant strength). The proposed occupier will need to provide a complimentary retail, office or food based offering to the existing occupier.

Externally there is plentiful off-street parking with access provided directly from Stratford Road and via Blackford Road.



## LOCATION

/// HUNTER.BLUR.MOVING

The property is located on the junction of Stratford Road and Blackford Road in Shirley, Solihull.

The site is located within close proximity to Solihull Gate, Solihull Retail Park, and Sears Retail Park.

The location provides easy access to the national motorway network at junction 4 of the M42 motorway, which is located some 1.8 miles south via Stratford Road (A34). Solihull town centre is located approximately 3 miles north east and Birmingham City Centre approximately 10 miles north.





## ANTI-MONEY LAUNDERING

The successful applicant will be required to provide two forms of ID and proof / source of funding to satisfy Anti-Money Laundering protocols.

## VAT

Applicable

## LEGAL FEES

Each party to bear their own costs

## LEASE

New Lease

## RENT

Rent on application

## POSSESSION

Available Q4 2024

## POSSIBLE USE CLASSES

Class A3 - Restaurants and Cafes

## VIEWINGS

Viewings are strictly via the letting agent Siddall Jones.

## CONTACT

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