



PINEWOOD, BELL HEATH WAY, WOODGATE VALLEY BUSINESS PARK,
BIRMINGHAM, B32 3BZ

OFFICE TO LET | 2,440 SQ FT

SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

Modern Ground Floor Office Suite with 10 Car Parking Spaces

- Ground Floor Suite
 - Self Contained
 - Recently Refurbished
 - 10 Allocated Car Parking Spaces
 - Suspended ceiling with inset lighting
 - Air Conditioning
-



DESCRIPTION

Woodgate Business Park was constructed in the early 1990s providing modern industrial and office accommodation on a secure managed site.

The subject property is a modern semi-detached headquarters style building arranged around a central courtyard in an attractive landscaped setting.

The suite is situated on ground floor level and provides predominately open plan office accommodation with a separate boardroom and cellular office which is built around a central core housing a kitchen and toilets.

The office benefits from:

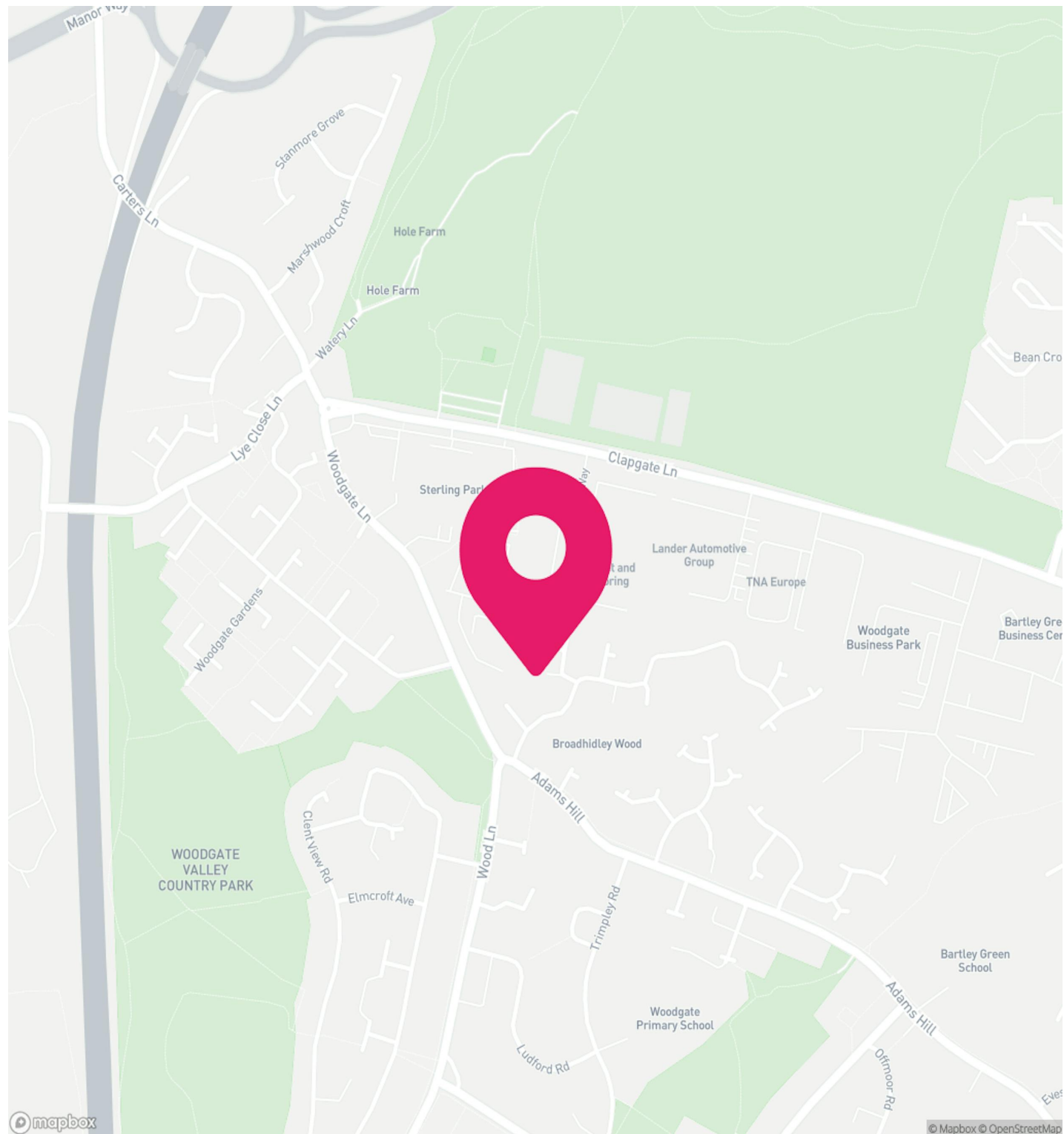
- Carpet flooring
- Suspended ceiling with inset lighting
- Perimeter wall trunking
- Electric panel heating and comfort cooling
- Double glazed windows
- Kitchen
- Spacious male and female toilets
- Generous onsite car parking



LOCATION

Woodgate Valley Business Park is an established commercial development situated 1.8 miles south east of Junction 3 of the M5 motorway and 5 miles east of Birmingham City Centre.

The estate is strategically located for access to the M5, M6 and M42 motorways and is home to a variety of commercial occupiers.



BIRMINGHAM

The ideal place to work, where opportunity meets innovation!

Dynamic city centre: Immerse yourself in a vibrant hub boasting fabulous shops, diverse restaurants, and vibrant street entertainment. Explore stunning architecture and enjoy easy access to all amenities, fostering a productive and inspiring work environment.

Effortless connectivity: Reach Birmingham Airport swiftly via the free Air-Rail Link, connecting directly to Birmingham International Railway Station. From there, frequent ten-minute trains to Birmingham New Street station provide seamless access to your workplace.

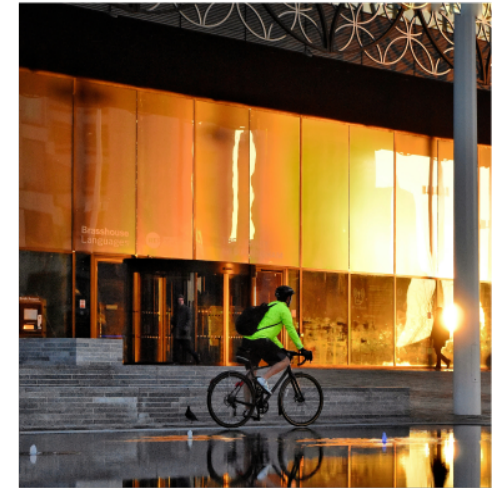
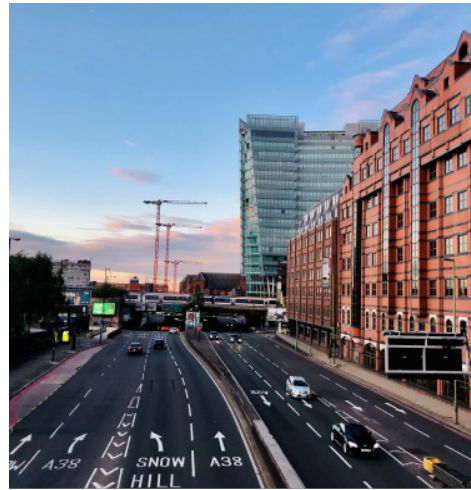
Central location, global reach: A strategic location offers quick train connections:

- Solihull: 8 mins
- Coventry: 20 mins
- London: 1 hr 15 mins
- Manchester: 1 hr 27 mins
- Cardiff: 1 hr 50 mins

Endless amenities: Indulge in diverse dining options, cultural richness, premier shopping, lively bars, exciting events, activities, and green spaces – all within Birmingham's city centre.

Join us in Birmingham: Experience a city where work-life balance thrives and opportunities abound. Birmingham awaits – where your professional journey begins!

SIDDALLJONES.COM





AVAILABILITY

Name	sq ft	sq m	Availability
Ground - Ground Floor Suite	2,440	226.68	Available
Total	2,440	226.68	

RATEABLE VALUE

£22,500. Current rateable value (1 April 2023 to present)

VAT

Applicable

LEGAL FEES

Each party to bear their own costs

LEASE

New Lease

RENT

£25,000 per annum with lease length to be agreed.

POSSESSION

Available Immediately. The property is immediately available following the completion of legal formalities

EPC

D (82)

VIEWINGS

Viewings are strictly via the letting agent Siddall Jones.

CONTACT

Edward Siddall-Jones
0121 638 0500 | 07803 571 891
edward@siddalljones.com

The above information contained within this brochure is subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars. Generated on 22/10/2024