

# Friars Gate

1011 Stratford Road,  
Solihull, B90 4BN

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- Part 3rd Floor
- Fully Fitted Office To Let
- 3,356 sq ft - 7,380 sq ft





## LOCATION

Friars Gate is located along the A34 (Stratford Road, which is one of the main arterial routes providing direct access to the National Motorway network.

Solihull Town Centre: 5 minute drive

Birmingham International Airport & NEC: 15 minute drive (8 miles)

Birmingham City Centre: 30 minute drive (10 miles)

Friars Gate is surrounded by a variety of local amenities including Costa Coffee, Tesco Extra, Village Hotel and Solihull Retail Park.







## DESCRIPTION

Friars Gate comprises 2 buildings, FG1 and FG2 and accessed via a large central reception.

Occupiers Include:

- Bank of Ireland
- Caterpillar Financial Services
- Bromford Housing
- Linnaeus Group

## Specification

- Fully fitted
- Feature reception with visitor seating
- Car Parking
- Suspended ceilings
- Raised Floors
- Comfort cooling
- Central heating
- DDA Compliant
- 24 Hour Access

## ACCOMMODATION

	sq.ft	sq.m
Suite A	3,356 sq ft	315.44 m2
Suite B	4,024 sq ft	373.84 m2
Total	7,380 sq ft	685.63 m2

## LEASE TERMS

Available by way of:

Each suite is available individually or combined by way of a sublease or assignment expiring on 9th April 2025.

## RENT

POA

Lease(s) subject to rent review in November 2022.

## BUSINESS RATES

c. £5.50 psf

\*Awaiting Confirmation

## SERVICE CHARGE

- Suite A £22,663.60 per annum
- Suite B £26,316.24 per annum

## EPC

D - Score 78

# VIEWING AND FURTHER INFORMATION

By appointment through sole agents of GL Hearn

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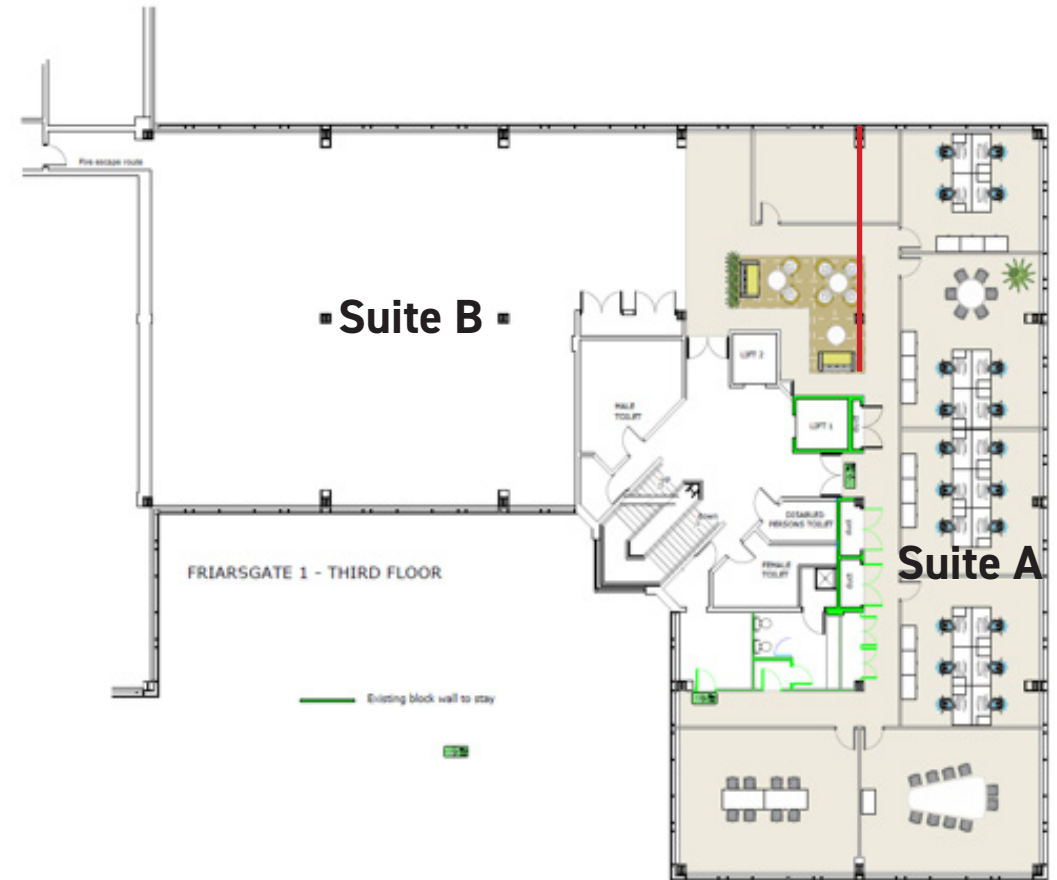
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# FLOOR PLAN



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