



**TO LET** Ground floor suite of 2,165 sq ft (201 sq m)

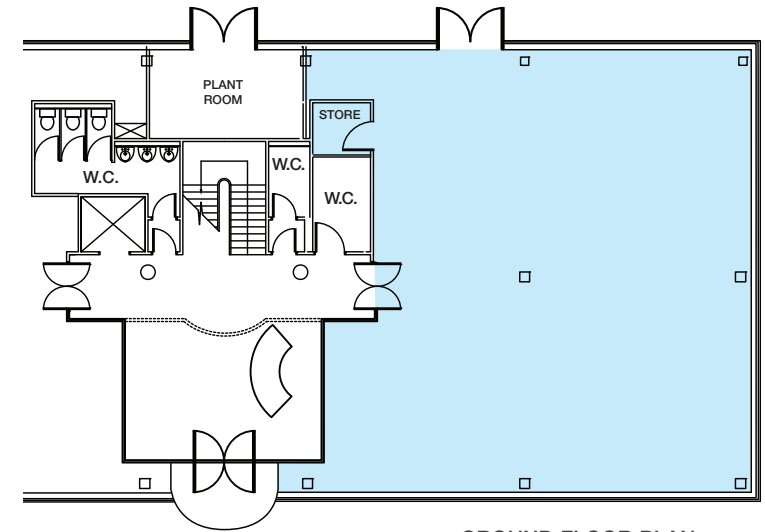
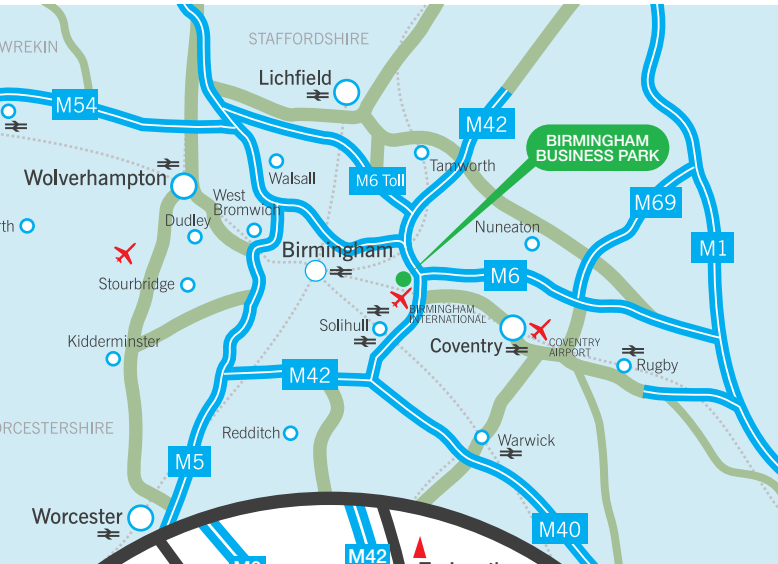
# PARKSIDE 3800

BIRMINGHAM BUSINESS PARK

REFURBISHED, MODERN OPEN-PLAN  
OFFICES WITH ON-SITE CAR PARKING

a unique office environment

# a unique office environment



GROUND FLOOR PLAN

## LOCATION

Parkside is located on Birmingham Business Park, south east of Birmingham city centre close to Birmingham International Airport and the NEC. The Park is located approximately 1 mile south west of junction 7 of the M42 and junction 4 of the M6, plus approximately 1 mile north of junction 6 (The NEC) M42. Direct access to Birmingham Business Park is via the A452 Chester Road.

Parkside is situated on Solihull Parkway, the main Birmingham Business Park estate road, opposite the Waterside Centre.

Birmingham International railway station is 2 miles away. From here trains run to Birmingham New Street which is only 11 minutes away and to London Euston which is only 1 hour and 10 minutes away on the fastest trains.

## DESCRIPTION

Parkside 3800 is a modern two storey office building with a double height reception. The available accommodation comprises a ground floor suite which is accessed from the reception.

## SPECIFICATION

- Raised access floors
- Suspended ceilings
- Category II lighting
- Ceiling mounted cooling system
- Male, female and disabled toilet facilities
- New carpets
- Gas fired central heating system serving perimeter wall mounted radiators
- Double height reception area

## CAR PARKING

The accommodation has 8 on site car parking spaces. (1:187 sq ft).

## TERMS

New flexible leases will be granted on terms to be agreed.

[www.parksidebirmingham.com](http://www.parksidebirmingham.com)

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