

TO LET

SHENSTONE HOUSE
GEORGE ROAD BUSINESS PARK
395 GEORGE ROAD
ERDINGTON
BIRMINGHAM
B23 7RZ

COMPETITIVE RENT



24,500 SQ FT (2,278 SQ M)

- 24,530 sq ft brick built offices
- Essentially open plan offices with board and meeting rooms
- Secure car parking
- Easy access to J6 M6 / A38 / Birmingham City Centre / Erdington / Sutton Coldfield / wider Midlands
- Viewing recommended

VIEWING

Arrange a viewing with one of our property team using the contact details below.
Pall Mall Estates have a wide range of low cost commercial properties across the UK. Get in touch with us today!

GET IN TOUCH

0121 228 0000

pallmallestates.co.uk



High value, low cost, flexible business space to let throughout the UK

WAREHOUSE / INDUSTRIAL UNIT TO LET



THE PALL MALL PROMISE

With almost 5.5 million sq ft of business space in over 100 locations throughout the UK, Pall Mall Estates let business space to over 350 businesses. We understand how crucial to your company the value you get from your business space is, not in just the low cost of the space, but the value of the terms too.

Our customer focused approach to leasing means whether your company is a start up business or well established and looking to expand or downsize Pall Mall Estates will have terms that give you flexibility.



HIGH VALUE



LOW COST



FLEXIBLE



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DESCRIPTION

- Three-storey brick built offices of approximately 24,530 sq ft
- Excellent natural light
- Board/meeting rooms
- Large kitchen facility with canteen
- Further kitchen/ WC/ shower facilities
- Secure site
- Site manager
- Secure on-site parking
- Plentiful labour supply

LOCATION

- Close proximity to A38 / Junction 6 M6
- Easy access to national motorway network M6 / M5 / M42 / M4 & M6 toll road
- Offices to let suitable for a variety of uses (subject to planning)
- On site secure storage may be available
- 20 minutes from Birmingham International Airport / National Exhibition Centre
- Approx. 1 mile from Gravelly Hill / Witton train stations
- Regular bus services to / from Birmingham City Centre, Erdington, and Sutton Coldfield

FLOOR AREAS

Lower ground: 2,100 sq ft
Ground: 10,381 sq ft
First floor: 11,580 sq ft
Second floor: 470 sqft
Total: 24,531 sq ft

LEASE TERMS

Terms to be agreed.

TERMS & CONDITIONS

Subject to contract. Misrepresentation clause. Conditions under which particulars are issued by Pall Mall Estates for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessors and do not constitute, nor constitute part of an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details, are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspections or otherwise as to the correctness of each of them (iii) no person in the employment of Pall Mall Estates or any joint agents has any authority to make or give any representation or warranty whatever in relation to this property (iv) all rentals and prices are quoted exclusive of VAT. August 2024.