

Shenstone House, George Road Business Park

ADDRESS

395 George Road, Erdington,
Birmingham, B23 7RZ

SIZE

Approx 23,000 sq ft

PRICE

From £5/sq ft subject to terms



FEATURES

- 24 Hour on-site security
- Generous on-site car parking
- Flexible accommodation
- Offices to let suitable for a variety of uses including training or call centres (subject to planning)
- On site secure storage available

GET IN TOUCH

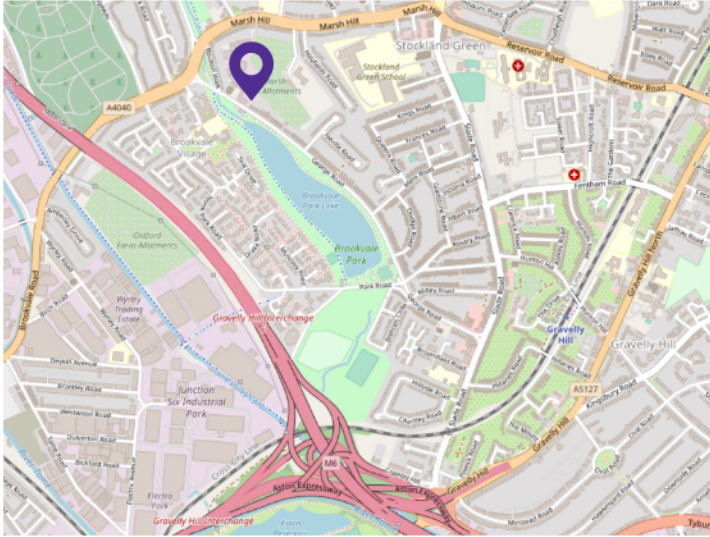
Get in touch with our property team to arrange a viewing.

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LOCATION

- Approximately 1.5 miles from the A38 /Junction 6 M6 (Spaghetti Junction)
- Access to the M42, M5 and the national motorway network Via M6
- Approx 20 minutes drive to Birmingham International Airport/ railway station/NEC
- Regular bus services to and from Birmingham City Centre, Erdington and Sutton Coldfield
- Walking distance from Gravelly Hill and Witton train stations
- Located outside Birmingham's Clean Air Zone
- Shops, cafes and supermarkets nearby
- Residential location close to workforce

APPROXIMATE DRIVING DISTANCES

A38/M6 Junction 6	1.5 miles
Birmingham City Centre	3.5 miles
NEC (National Exhibition Centre)	11 miles
Birmingham Int. Airport	12 miles
Gravelly Hill Train Station	1 miles
Witton Train Station	1 miles

DESCRIPTION

Shenstone House is located within George Road Business Park providing up to circa 93,000 sq ft commercial space.

The three-storey brick building provides up to approximately 23,000 sq ft of open-plan offices with good natural lighting, board/meeting rooms, a large kitchen with canteen facility, further kitchen/ WC/ shower facilities with the potential for a self-contained suite on the lower level.

Further offices are available up to 53,000 sq ft with 24/h on-site security, generous on-site secure car parking, alongside storage and workshop accommodation if required.

LEASE TERM

Flexible lease terms are available on application.

TERMS & CONDITIONS

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HIGH VALUE



LOW COST



FLEXIBLE



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