10 The Pavilions
Cranmore Drive
Shirley
B90 4SB

- Modern self-contained office building.
- To Let as a whole/or floor by floor.
- High quality specification.
- On-site parking.
- May sell.

08449 02 03 04
gva.co.uk/14032
Location
The subject property is located just off Cranmore Drive, close to Shirley Town Centre and very close to the A34 Stratford Road, which is easily accessed (a circa 5 minute drive) from Junction 4 of the M42. Sothill Town Centre is approximately 1.75 miles away.

Description
10 The Pavilions is a modern office building on a small and exclusive office park. The subject property comprises a two-storey modern office building. The specification includes the following:

- Carpeted floors;
- Plaster painted walls;
- Raised floors with floor boxes;
- Suspended ceiling tiles;
- LG7 compliant lighting;
- Comfort cooling;
- Kitchenette facilities to both floors.

Accommodation
The offices have the following net internal floor area:

<table>
<thead>
<tr>
<th>Floor</th>
<th>Area</th>
<th>Approx. Size</th>
</tr>
</thead>
<tbody>
<tr>
<td>Grd Flr</td>
<td>84.97 sq m</td>
<td>915 sq ft</td>
</tr>
<tr>
<td>1st Flr</td>
<td>87.30 sq m</td>
<td>940 sq ft</td>
</tr>
<tr>
<td>Total</td>
<td>172.27 sq m</td>
<td>1,855 sq ft</td>
</tr>
</tbody>
</table>

Car Parking
There are 7 onsite car parking spaces. This gives a ratio of about 1:260 sq ft.

Tenure
The premises are available on a new lease to be agreed. Alternatively, consideration might be given to a sale of the freehold interest.

Rateable Value
Interested parties should verify the Rateable Value and likely rates payable directly with the local authority or Valuation Office Agency www.voa.gov.uk.

Viewing
All viewings are by prior appointment.

For further information please contact:

Adrian Griffith  
Tel: 0121 609 8347  
Email: adrian.griffith@gva.co.uk

Max Andrews  
Tel: 0121 609 8270  
Email: max.andrews@gva.co.uk

Property ref  
gva.co.uk/14032  
08449 02 03 04