

# FOR SALE FREEHOLD (MAY LET)

## RECENTLY REFURBISHED DETACHED HEADQUARTER OFFICE BUILDING



ON BEHALF OF  
**AGA RANGEMASTER  
GROUP PLC**

4 ARLESTON WAY, INTERFACE  
OFFICE PARK, SHIRLEY, SOLIHULL,  
WEST MIDLANDS B90 4LH

**11,486 sq ft (1,067 sq m)**

**42 SPACES WITHIN A GATED CAR PARK**

**LATHAM HIGH**

CHARTERED SURVEYORS

020 7437 9333

[lathamhigh.co.uk](http://lathamhigh.co.uk)

**Philippa  
Pickavance**  
REAL ESTATE

**0121 454 4676**

[www.philippapickavance.co.uk](http://www.philippapickavance.co.uk)

# PRESTIGIOUS OFFICE BUILDING IN ESTABLISHED BUSINESS LOCATION



## Location

Arleston Way is located on the popular Interface Office Park within 1.5 miles southwest of Solihull town centre and around 8 miles southeast of Birmingham city centre. Solihull town centre provides a host of local amenities as well as being served by its own rail station.

The building is only 1.5 miles from Junction 4 of the M42, via A34 Stratford Road and then either Cranmore Boulevard or Monkspath Hall Road leading to Highlands Road. Arleston Way can be accessed from either end via Cranmore Boulevard or Highlands Road. The M42 provides easy access south to Junction 16 of the M40 and north to Junction 4 of the M6 and therefore the wider motorway network. Birmingham International Airport and Rail Station as well as the NEC are all located nearby, close to Junction 6 of the M42.

Neighbouring occupiers on the estate include National Power, Paragon Group Plc, Secure Trust Bank, McCann Ericson, Enterprise Inns Plc, Experian, Shire plc, Couch Perry Wilkes and a David Lloyd gym and sports centre.

## Description

Set back from the road front, 4 Arleston Way is a high quality 2 storey detached building constructed in 2002. It has 42 spaces within a gated car park. More particularly the building is of steel frame construction, with brick elevations to a fully tiled roof. Recently refurbished, the Grade A internal specification includes:

- Mainly open plan accommodation
- Fully raised access floors
- Suspended ceiling with recessed lighting
- 4 pipe fan-coil air conditioning
- Double height reception foyer and separate glazed rain porch
- Male, female and disabled WCs on each floor and shower facilities
- Personnel lift

## Accommodation

We have measured the premises in accordance with the RICS code of measuring practice 6th edition and confirm the following approximate floor areas;

	Sq Ft	(Sq m)
Ground Floor	5,613	(521)
First Floor	5,607	(521)
Reception Area	266	(25)
<b>Total</b>	<b>11,486 sq ft</b>	<b>(1,067)</b>

## Tenure

The premises are available for sale freehold or alternatively our client may consider a letting on terms to be agreed. Further details on request.

## Energy Performance Certificate (EPC)

EPC rating E (115). Certificate available on request.

## Business Rates

The building has a rateable value of £182,000. Interested parties should make their own enquiries with the local billing authority regarding current rates payable.

## Legal Costs

Each side will be responsible for their own legal costs.

## VAT

We understand that the building is elected for VAT which will therefore be payable on purchase price or rent at the prevailing rate.

## Viewing and further information

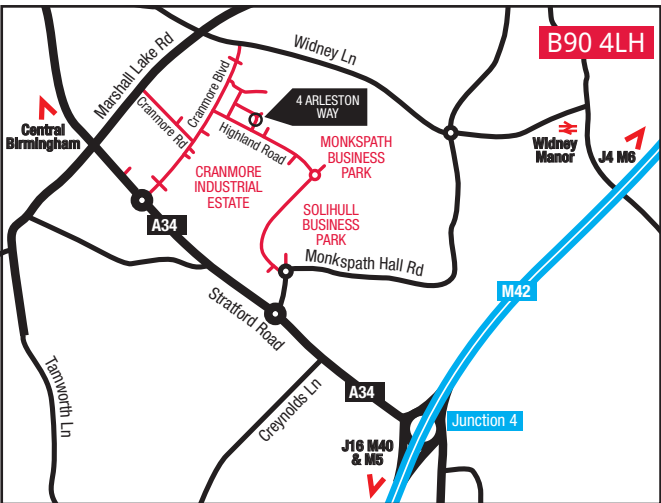
By appointment with the retained joint letting agents:

**Philippa  
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