

REFURBISHED SELF-CONTAINED  
OFFICE BUILDING  
**FOR SALE/TO LET**  
8,537 SQ FT (793 SQ M)

**1 THE PAVILIONS**  
CRANMORE DRIVE, SHIRLEY, SOLIHULL B90 4SB

COMMERCIAL ENVIRONMENT • EXCELLENT COMMUNICATIONS • NEARBY FACILITIES • 32 CAR SPACES

The Pavilions is a modern office park comprising 12 individual buildings set within a landscaped environment.

1 The Pavilions is a two storey office building which has been refurbished ready for immediate occupation.

Located within an established commercial area The Pavilions benefits from excellent accessibility via the nearby A34 being 2 miles from Junction 4 M42 leading to the M40.

Well serviced by both rail and bus services with an excellent range of nearby facilities to include:

**David Lloyd Health Club**

**Village Hotel Club**

**Sainsbury's and Tesco**

**Drive Thru Costa Coffee**

**Sears Retail Park**

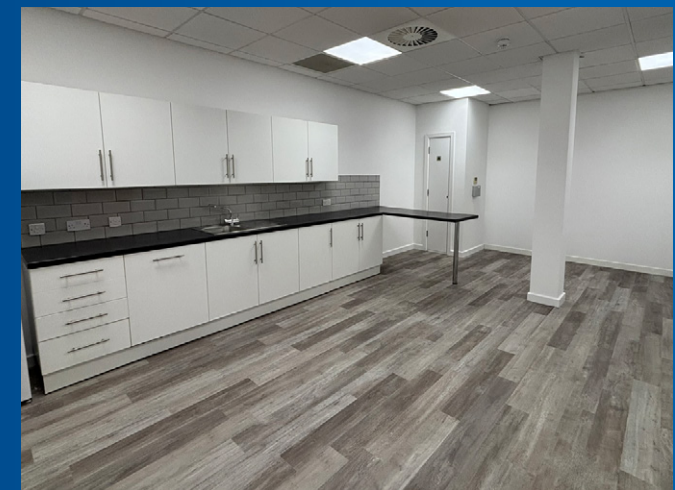
**M&S Food**

**Pure Gym**

**A range of restaurants**

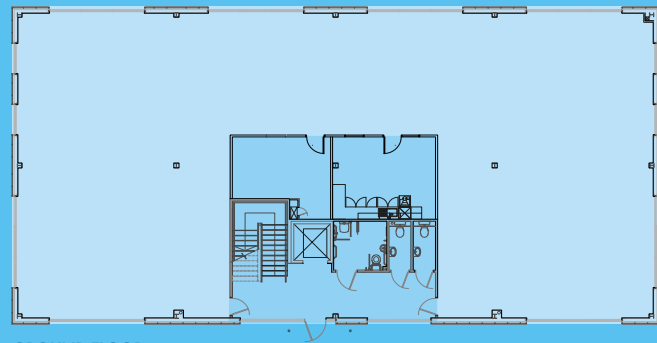
**2 golf courses.**

Shirley and Solihull Town Centres are both within 2 miles offering substantial amenities including shops, bars and restaurants.

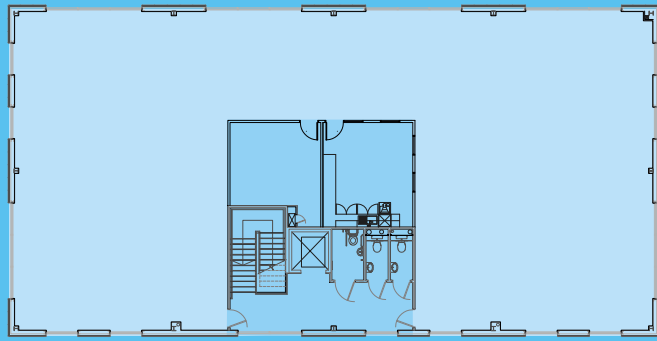


#### ACCOMMODATION

FLOOR	SQ FT (IPMS3)	SQ M
GROUND	4,268	396.5
FIRST	4,269	396.5
<b>TOTAL</b>	<b>8,537</b>	<b>793</b>



GROUND FLOOR



FIRST FLOOR

### SPECIFICATION

-  Full access metal raised floors
-  Heating/Comfort cooling
-  Suspended ceilings
-  New LED lighting
-  First floor column free
-  Open plan
-  Window blinds
-  Kitchens on both floors
-  Passenger lift
-  Ladies, Gents and Disabled facilities
-  Telecoms room on each floor with cabling to floor boxes



### CAR PARKING

There are 32 designated, on site car parking spaces.

### TENURE

Freehold/Leasehold.

### PRICE

£1,475,000.

### QUOTING RENT

£18.50 per sq ft.

### SERVICES

The property has mains drainage, electricity and water.

### ESTATE SERVICE CHARGE

Passing estate charge: £12,720 per annum.

### BUSINESS RATES

Rateable value (2026):

£134,000

Rates payable: £74,370 pa

### EPC

EPC rating of B (32).

### VAT

The premises have been elected for VAT which will be charged at the prevailing rate.

### LEGAL COSTS

Each party to bear their own costs incurred in the transaction.



Sat Nav: B90 4SB

[bells.invent.quest](http://bells.invent.quest)

### Some of the nearby facilities



### Viewings

To view or for further information please contact:

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# NEWMARK

## 0121 616 4800

[nmrk.com/en-gb/](http://nmrk.com/en-gb/)

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