

TO LET

STUDLEY POINT

FOLKES PROPERTIES 1697

OFFICE AVAILABLE TO LET

Studley Point First Floor, Wing A

88 Birmingham Road, Studley, B80 7AS

Interested? Call us on: 01384 424242



To Let
1,555 sq.ft

- Comfort cooling
- Fibre optic connectivity
- New feature entrance and reception
- 17 car spaces plus visitor spaces

First floor office.
Great location.

4 miles from **M42 J3**

8 miles from **M40 J6**

9 miles from **M5 J8**

19 miles from **Birmingham Airport**

88 Birmingham Road, Studley, B80 7AS

Contemporary first floor office suite.

Escape the city's chaos and discover Studley Point, a hidden gem in the charming village of Studley. This modern office space offers a serene environment that is ideal for businesses needing a headquarters or looking to expand. With three floors and three wings, Studley Point is unique and offers 20,189 square feet of flexible office space.

Rental: Upon application, please contact Scott Wheatley
The property is offered to let on flexible lease terms.

Legal Costs: Each party will be responsible for their own legal costs



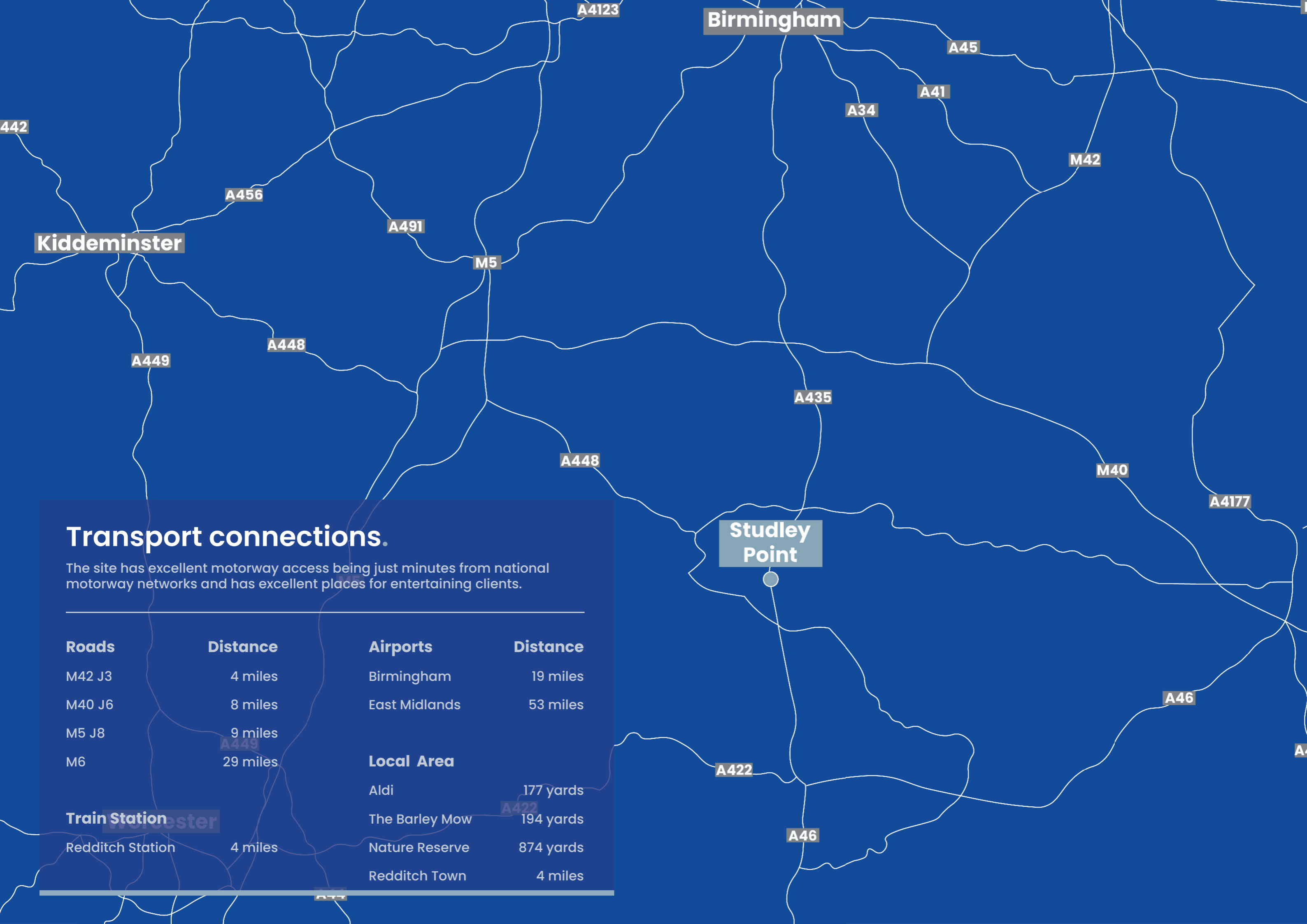
Key features.

Superior specification at a prominent address.

The building provides efficient and cost-effective office space benefiting from:

- New feature entrance and reception
- Highly flexible floor plates
- Comfort cooling
- Gas fired central heating
- Perimeter trunking
- Suspended ceilings with category II fluorescent lighting
- 13 person passenger lift
- Back-up power generator
- Fibre optic connectivity
- Swipe card security access
- 17 car spaces, plus visitor spaces

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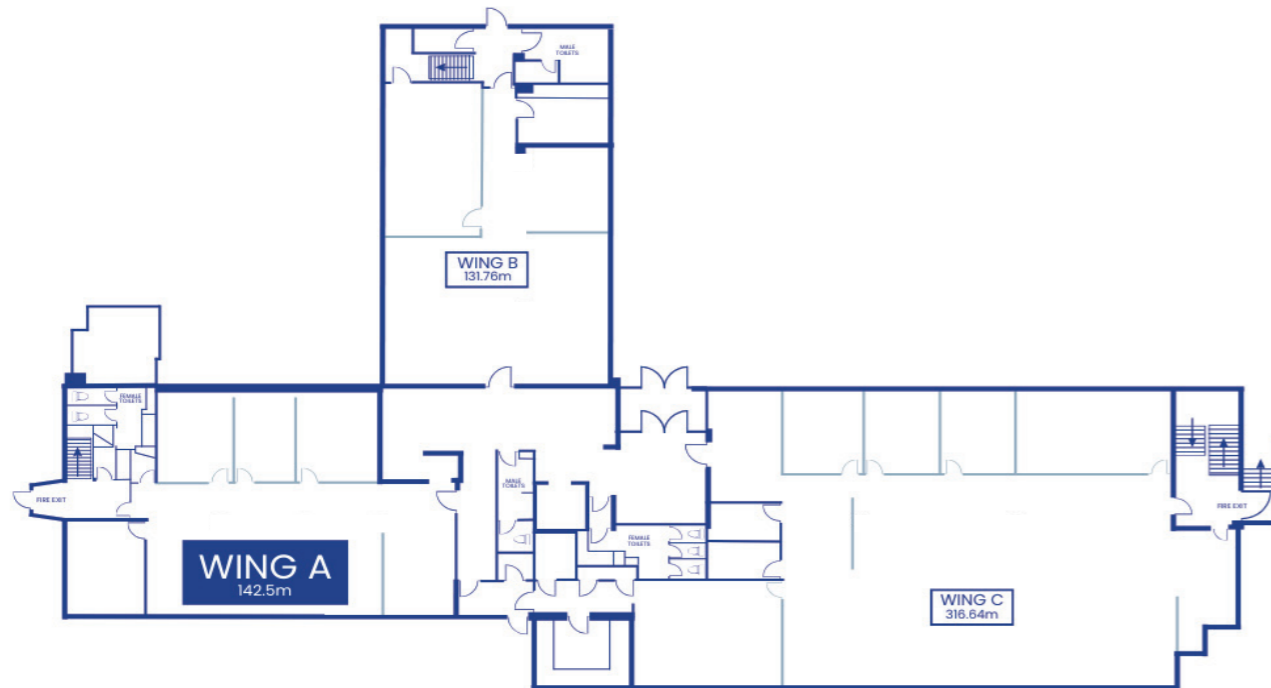
Transport connections.

The site has excellent motorway access being just minutes from national motorway networks and has excellent places for entertaining clients.

Roads	Distance	Airports	Distance
M42 J3	4 miles	Birmingham	19 miles
M40 J6	8 miles	East Midlands	53 miles
M5 J8	9 miles		
M6	29 miles		
Train Station		Local Area	
Redditch Station	4 miles	Aldi	177 yards
		The Barley Mow	194 yards
		Nature Reserve	874 yards
		Redditch Town	4 miles

The office space.

Step inside to a newly designed entrance featuring a striking canopy and welcoming reception area. With convenient lift access to upper floors, the site includes male, female, and disabled restrooms, along with a fully equipped kitchen on every floor. Boost your productivity in the upgraded work environment at Studley Point.



Available office space.

The property comprises of the following gross available internal floor areas:

First Floor	Sq.ft	Sq.m
Wing A	1555	144



FOLKES PROPERTIES¹⁶⁹⁷
01384 424242

Folkes Holdings Ltd
Scott Wheatley
01384 424242

 **JOHN TRUSLOVE**
Chartered Surveyors & Valuers

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Viewing: Strictly by prior appointment

Email: enquiries@folkesholdings.com

www.folkesproperties.com

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