

OFFICE to LET

Avon Business Centre

Stratford Road, Shirley B90 4AA

2nd floor office

3,000 sq ft (278 sq m)

Full fitted to high standard

Floor to ceiling windows

Large meeting/ board room

Kitchen /break out space

Two meeting rooms

IT network and AV included



High quality
Grade A
offices
located on 2nd
floor. Fully
fitted to a
high standard
and ready to
occupy.

Specification	Lease / availability	Costs
High quality fit out in 2022	Available immediately.	Rent: £18.00 per sq ft
Meeting rooms and break out space	Held on a lease to expire 20 Feb 2027. Tenant only break in March 2025	Rates: £8.00 per sq ft
Air conditioning, LED lighting, raised floor.	Short term occupation available to March 2025	Services: £7.00 per sq ft
18 Secure car spaces and EV charging available.	Alternatively, assignment of current lease or longer lease available on terms to be agreed	Utilities are invoiced separately by the building owner.
On site landlord support and security. Building reception		
Showers, lift and bike storage		
EPC rating: B27		

Location and Amenities:

Avon House provides high-quality offices in Shirley, located in a prominent position overlooking the A34 Stratford Road, the main thoroughfare into Birmingham city centre. Avon House is located 2.5 miles east of Junction 4 of the M42, 2.3 miles from Widney Manor train station and 1.7 miles from Shirley train station.

Shirley town centre is adjacent and offers a wide range of amenities. There is a variety of shops, restaurants, coffee shops and other facilities within easy walking distance, including an M&S Simply Food outlet just next door.



[Click here for Google Street View and location](#)

For further information, floor plans and viewing please contact:

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