

# CRANMORE PLACE



Exceptional Value...from £8.00 per sq ft

## To Let

Cranmore Drive  
Solihull  
B90 4RZ



## LOCATION

Cranmore Place occupies a prominent position on Cranmore Business Park, being easily accessed from Stratford Road (A34) which in turn provides direct access to M42 Junction 4 (2 miles). Nearby Solihull Town Centre provides high quality shopping and entertainment facilities with a wide range of residential areas in the locality. The immediate vicinity provides a range of amenities which include David Lloyd fitness centre and De Vere Village Hotel.



## SPECIFICATION

- \* Visitor parking and covered entrance
- \* Attractive foyer and generous reception area
- \* Comfort cooling/heating and new services
- \* New high quality toilet and kitchen facilities
- \* Perimeter trunking
- \* LG7 lighting systems
- \* Fully carpeted
- \* Ample car parking
- \* 2 passenger lifts
- \* On-site security

## DESCRIPTION

Cranmore Place, a 39,746 sq ft office building which has been refurbished to a high standard offering flexible office space with suites from 1,000 sq ft.



## Total Floor Area...

Cranmore Place extends to 39,746 sq ft over three floors.

## Typical Floor Plate...

Each floor features 3 wings all serviced by a ground floor reception, central lifts, w/c's and kitchen facilities.



FLOOR PLAN

## Totally Flexible...

Any suite can be subdivided to meet specific requirements, starting from 1000 sq ft.



LOCATION MAP



SUITES FROM 1000 SQ FT

Energy Performance Asset Rating

More energy efficient

A+

Net zero CO<sub>2</sub> emissions

A 0-25

B 26-50

C 51-75

D 76-100

83 This is how energy efficient the building is.

E 101-125

F 126-150

G Over 150

Less energy efficient

Technical information

Main heating fuel: Grid Supplied Electricity
Building environment: Air Conditioning
Total useful floor area (m²): 3990
Building complexity (NOS level): 4

Benchmarks

Buildings similar to this one could have ratings as follows:
64 If newly built
140 If typical of the existing stock

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