



Creating small offices with a big office specification

1,925 to 3,164 sq ft Freehold or Leasehold  
(179 to 294 sq m)

### THE DEVELOPMENT

The Pavilions Solihull is a new office park minutes from Solihull town centre produced by Miller Developments, part of Miller Group, the largest privately owned property development and construction business in the UK.

The offices are available to buy or lease and are ideal for company purchase.

The development comprises 12 individual office buildings, all of which are now complete and ready for immediate occupation. The remaining two storey buildings range in size from 1,853 to 8,537 sq ft and are designed to give the occupier maximum flexibility.

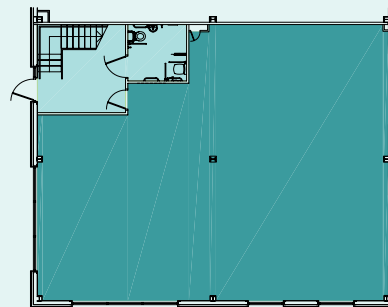
### MANAGEMENT

The offices are set in a privately owned and managed landscaped environment. Each owner will become a member of The Pavilions Solihull Management Company set up to look after the day to day running of The Pavilions Solihull.

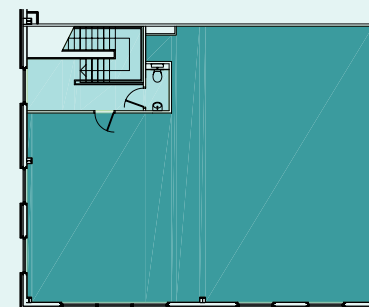


UNIT NO.	FLOOR AREA SQ FT	FLOOR AREA SQ M	CAR PARKING
1			LET
2	2,231	207	9
3	2,323	216	9
4			SOLD
5	1,925	179	7
6			LET
7			SOLD
8			LET
9			LET
10			LET
11	3,164	294	13
12			SOLD

### TYPICAL FLOOR PLANS



GROUND FLOOR



FIRST FLOOR

### ENVIRONMENTAL CONSIDERATIONS

Miller Developments are committed to sustainability in construction and development. As such the Pavilions have been awarded a 'Very Good' BREEAM rating and benefit from an Energy Performance Certification of B.

A development by

milller developments

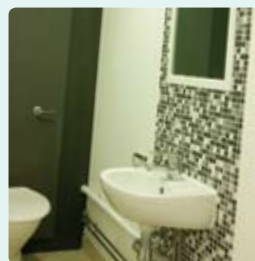
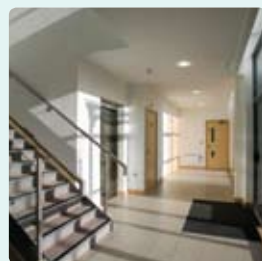
## SPECIFICATION

As an occupier, The Pavilions offers an opportunity to create an immediate impression to your visitors with the ability to display your company branding above your own front door.

The spacious, superbly designed office space provides an unrivalled open plan environment. The offices are designed with flexibility in mind to suit your occupational needs.

Each of the buildings benefits from the following;

- Designated on site parking
- Independent, zoned and programmable comfort cooling
- Opening windows
- Acoustic fibre suspended ceiling
- 'LG7' compliant lighting
- Full access metal raised floors
- Virtually column free open plan floor space
- WC and shower facilities in every office
- Designed for Disability Discrimination Act Compliance
- Provision for retro-installation of internal lift if required



### LOCATION

The Pavilions Solihull is located within 1.75 miles of Solihull Town Centre and all its amenities, including shops, bars and restaurants.

The scheme is situated within an established commercial environment and is well serviced by both rail and bus services.

As well as the amenities of central Solihull, a range of local facilities are on the doorstep including:

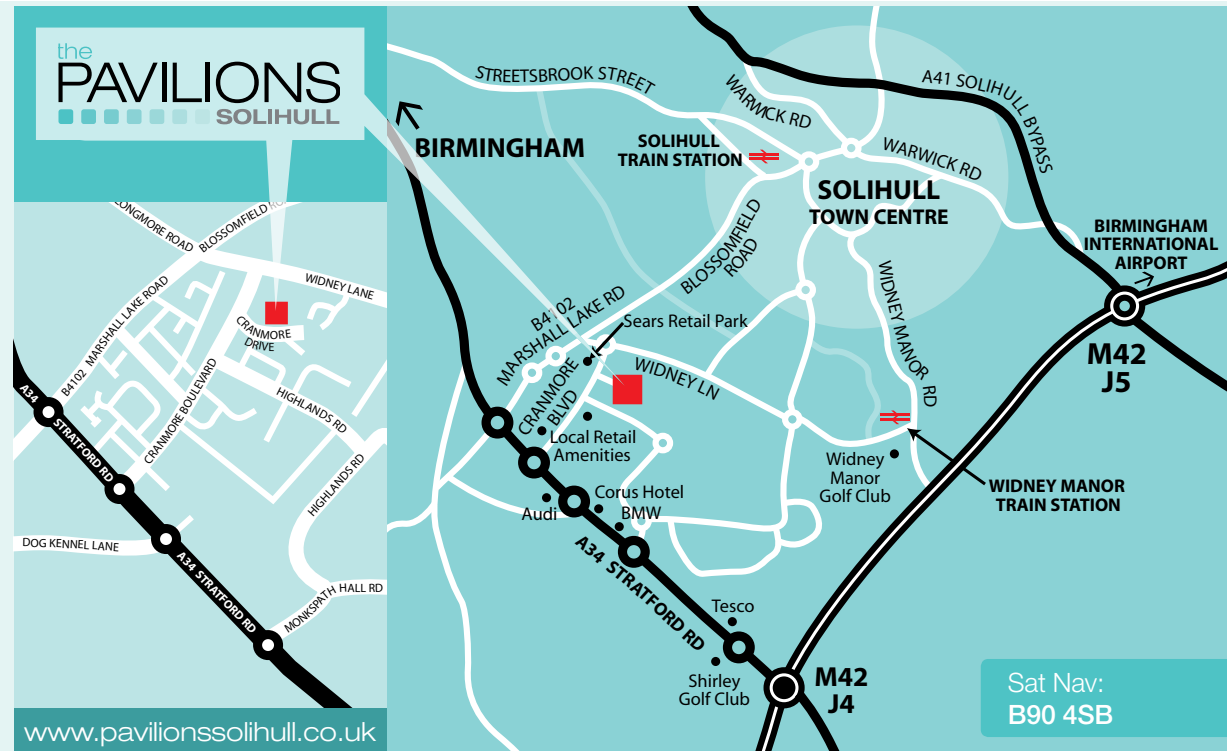
- David Lloyd Health Club
- 2 golf courses
- Sears Retail Park
- Sainsburys and Tesco
- A range of restaurants
- Village Hotel and Fitness Centre

### SOLE AGENT

**gva.co.uk**  
3 Brindleyplace  
Birmingham B1 2JB  
**GVA**  
**0121 236 8236**

**Adrian Griffith** 0121 609 8347  
adrian.griffith@gva.co.uk

**Carl Potter** 0121 609 8388  
carl.potter@gva.co.uk



For further information on the benefits of locating in Solihull go to [www.pavilionssolihull.co.uk](http://www.pavilionssolihull.co.uk)

