

# SADDLERS COURT

WARWICK ROAD-SOLIHULL



**6,015 SQ FT RESTAURANT AND BAR OPPORTUNITY TO LET (IMMEDIATE POSSESSION)  
OVER TWO FLOORS**

## A PROMINENT LOCATION IN THE HEART OF SOLIHULL

Highly visible location on the corner of the main Warwick Road and Poplar Road. Located directly opposite Oneills and Zizzis, Saddlers Court can offer up to 6,015 sq ft restaurant and bar opportunity over two floors, with additional external terrace seating available.

Solihull is an attractive and friendly destination for premium brand shopping international and boutique retailers packed into a cosmopolitan, leafy town centre known for its relaxed contemporary café, restaurant and entertainment culture.

Solihull has an economy comparable with the South East and has seen economic growth at a rate amongst the highest in England as a key location for international business investment.

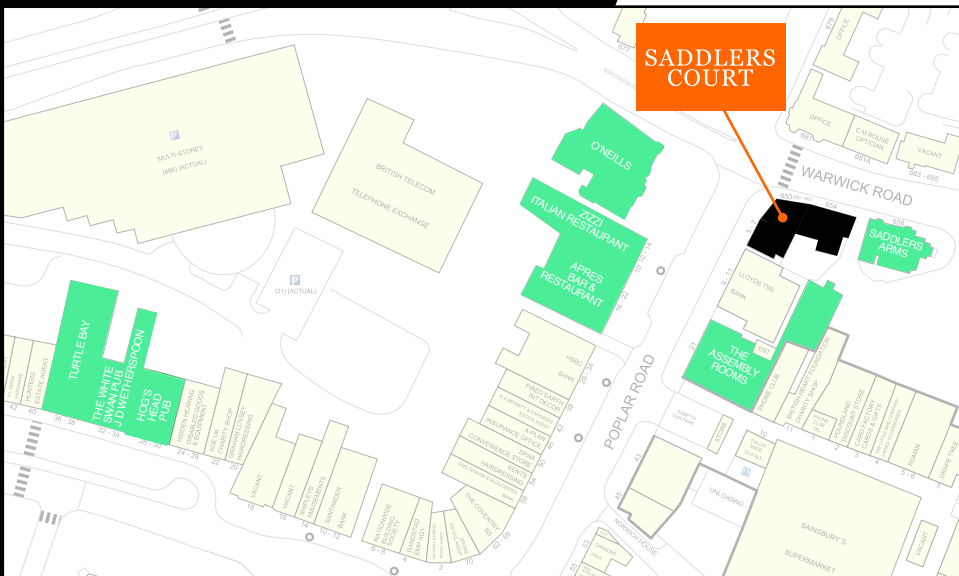
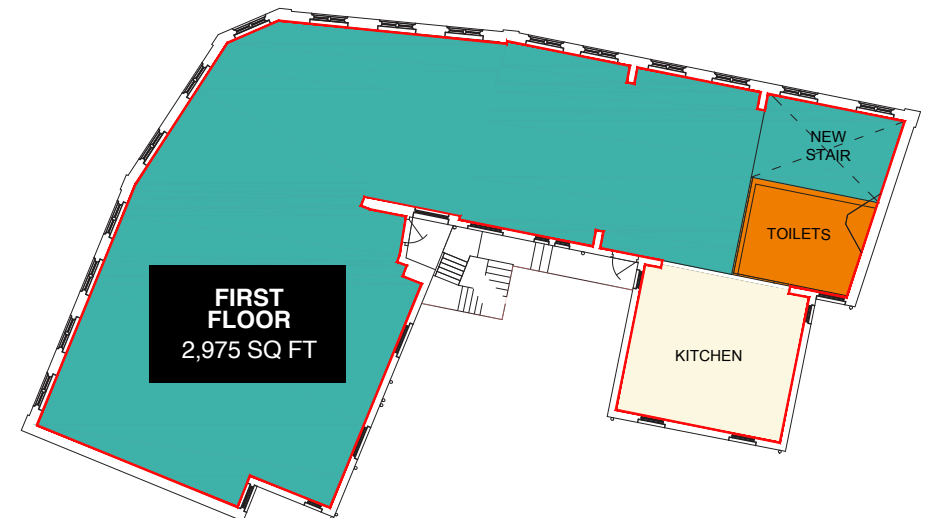
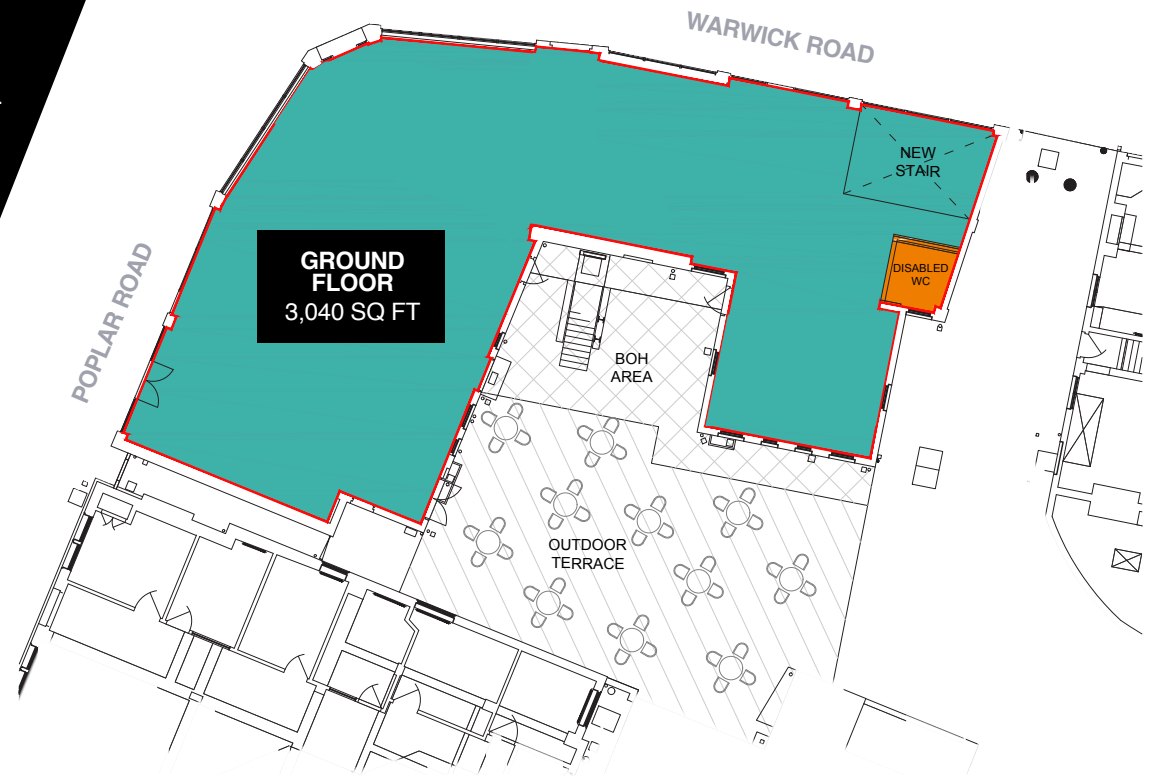
### 6,015 SQ FT AVAILABLE OVER 2 FLOORS

**GROUND FLOOR:** 3,040 SQ FT

**FIRST FLOOR:** 2,975 SQ FT

**LEASE:** The units will be offered by way of a new XX year lease.

**RENT:** On application







65%

OF ALL VISITORS ARE ABC1

MODERN

CAFÉS, BARS AND RESTAURANTS

21,000,000

FOOTFALL PER ANNUM

5.7 MILLION

POPULATION WITHIN THE WEST MIDLANDS

MELL  
SQUARE  
SOLIHULL

O'NEILL'S

Turtle Bay  
Caribbean social

wetherspoon



John Lewis

Carluccio's

WALKABOUT

Sainsbury's

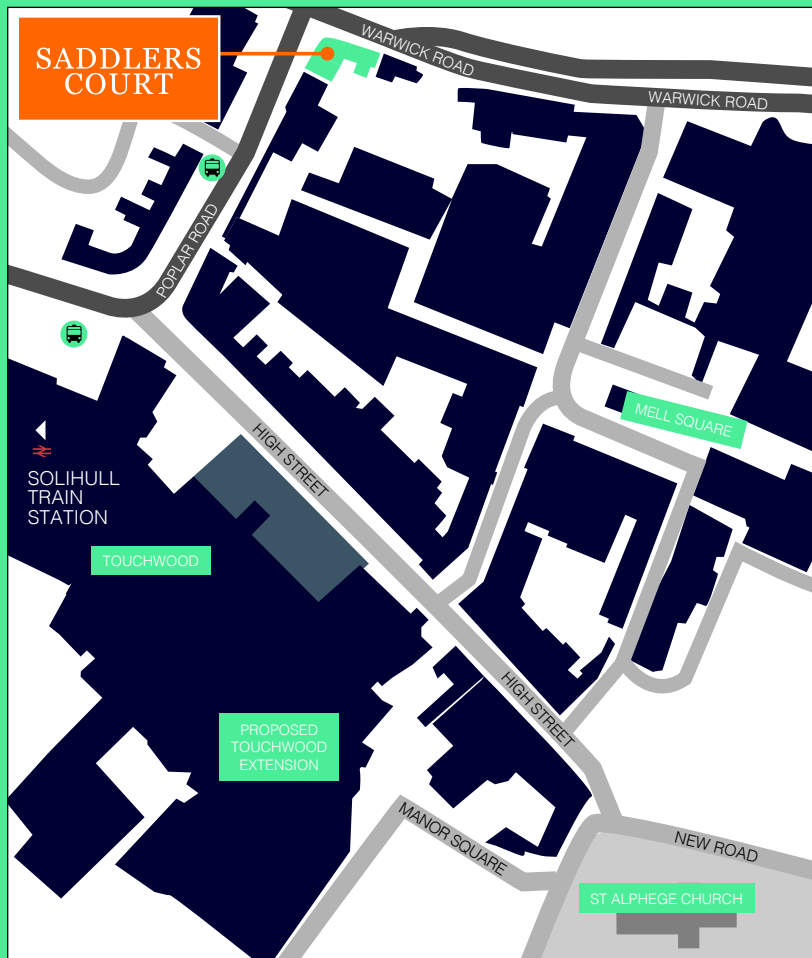
COSTA

HOUSE OF FRASER

Waitrose

M&S  
EST. 1884

TOUCHWOOD



DISTANCE AND DRIVE TIMES	MILES*	MINUTES*
J5/M42	1.4	4
Birmingham Intl Airport	5.2	8
J3A/M40	6.6	10
J4/M6	7	10
Birmingham	17.3	23
Coventry	15.7	28
London	111	127

\*Approximate figures.  
Source: Google maps 2016

SAT NAV B91 3DX

**UNDER 1  
MINUTE WALK**  
TO NEAREST BUS STOPS



**10 MINUTE WALK**  
TO AND FROM  
SOLIHULL TRAIN STATION



**1,700 CAR  
PARKING SPACES**  
IN SOLIHULL TOWN CENTRE



For more information contact:

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## PERFECT LOCATION EXCELLENT MOTORWAY LINKS TO THE WEST MIDLANDS

### BY CAR OR BIKE

Located off the M42 via junction 5, follow the signs to Solihull Town Centre. Alternatively take the A41 from Birmingham into Mell Square. Parking is near to the building in the Mell Square car park which has 950 car park spaces. Cycle facilities are also available.

### BY BUS OR COACH

Regular bus services from Solihull connect to most of the West Midlands. There are nearby bus stops on Poplar Road and Station Road.

### BY TRAIN

Solihull is on the Birmingham Snow Hill to Leamington Spa line. Services operate from Birmingham at least every twenty minutes. There is an hourly service between Solihull and London Marylebone and between Solihull and Worcester.



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