

FOR SALE SHORT INCOME PRODUCING INVESTMENT

2425 & 2426 REGENTS COURT

The Crescent, Birmingham Business Park, Solihull, B37 7YE



Key Highlights

- 2,271 sq ft & 2,329 sq ft
- Excellent access & communications
- Established business park location
- Close to Birmingham International Station, Birmingham Airport & the NEC

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The Savills logo, consisting of the word 'savills' in a lowercase, sans-serif font, with the 's' in red and the rest in black, set against a yellow square background.

Location

Birmingham Business Park is set within 148 acres of mature parkland and provides 1.9m sq ft of high quality office space and is home to over 100 occupiers including EE, Beiersdorf, Aero Engine Controls, Fujitsu and IMI. The Park is a secure managed environment benefiting from 24/7 on-site security, ANPR & CCTV. Excellent IT connectivity is present with BT & Virgin the main providers.

The Park is accessed via J4 of the M6 or J6 of the M42 and is adjacent to the National Exhibition Centre, Birmingham Airport and Birmingham International Railway Station.

Accommodation & Specification

	SIZE (SQ FT)	SIZE (SQ M)	PARKING
2425	2,271	211	13
2426	2,329	216	14
Total	4,600	427	27

The property comprises a two storey, self contained office premises benefiting from the following specification:

- Suspended, mineral fibre ceilings
- Inset LG7 lighting
- Full accessed raised floors
- Gas central heating
- Male & female toilets

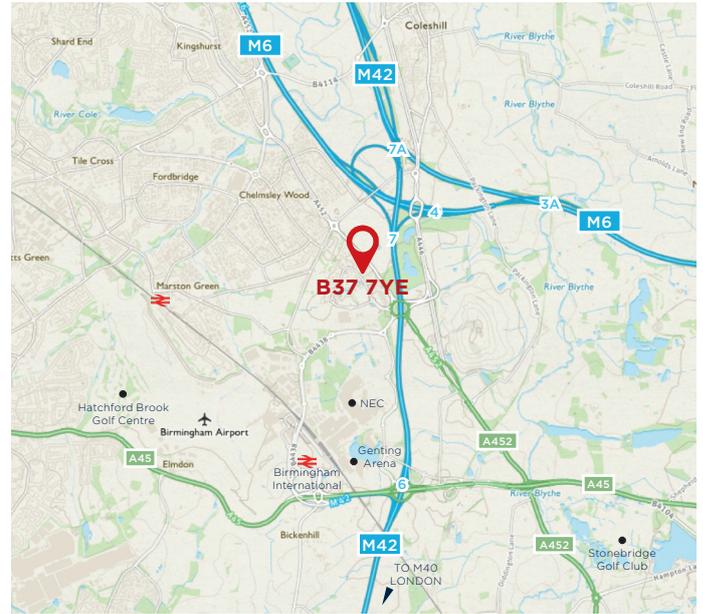
Tenancy Schedule

	TENANT	SIZE (SQ FT)	LEASE COMMENCEMENT	LEASE EXPIRY	PASSING RENT
2425	Kone Plc	2,271	06/07/2010	05/07/2020	£38,600 (£17.00 per sq ft)
2426	Engie FM Ltd	2,329	16/07/2016	15/07/2019	£37,264 (£16.00 per sq ft)

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Tenure

The premises are available on a freehold basis with the benefit of the lease / income detailed below.

Quoting Price

£1,150,000 exclusive (£250 per sq ft).

Energy Performance Certificate

The property has an EPC rating of D(77).

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