

For Sale/ To Let

80 Park Road
Aston
Birmingham
B6 5PL

Strategic Freehold
Industrial /
Warehouse
Premises

September 2019

08449 02 03 04
avisonyoung.co.uk/15250



Overview

- Established industrial location just off the A38(M) Aston Expressway, Birmingham
- Less than 1 mile from Junction 6 of the M6 Motorway
- Excellent access to the regional and national motorway network
- Approximately 6,351 sq. m. (68,362 sq. ft.) G.I.A.
- Site area of approximately 1.51 Ha (3.74 acres)
- Generating short term gross rental income of £320,000 p.a.x.
- Offers in excess of £4m invited for the freehold interest



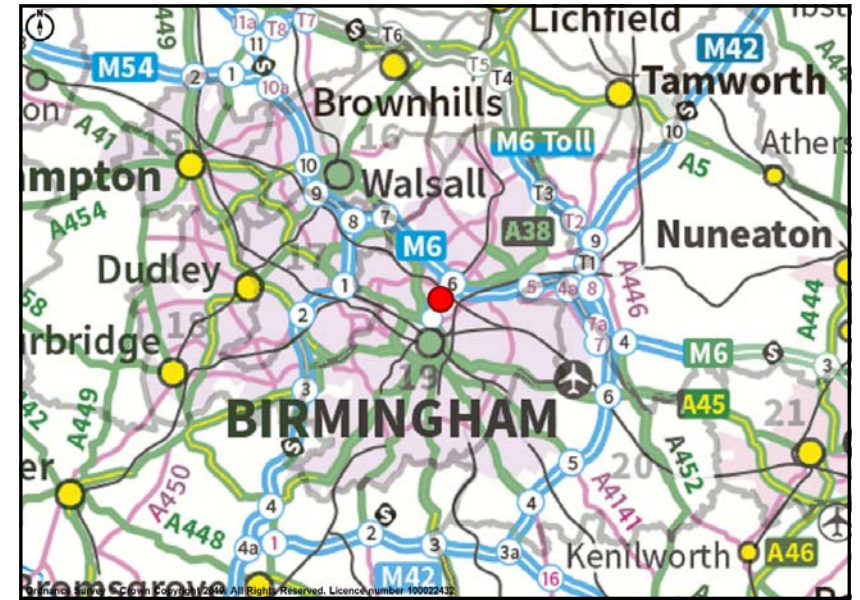
80 Park Road, Aston, Birmingham B6 5PL

Location

Birmingham is a key industrial hub situated within the heart of the West Midlands and provides unparalleled connectivity to the wider UK through its network of motorways, railways and expanding international airport.

The property is situated just off the A38(M) Aston Expressway and is less than 1 mile south of Junction 6 of the M6 Motorway, which provides direct access to the North, South, East and West of the UK via the M6, M5, M42 (to M40), M1 and M54 Motorways.

Birmingham International Airport and Railway Station are approximately 12 miles south east of the property accessible via Junction 4 of the M6 Motorway. The planned HS2 Birmingham Interchange and Curzon Street stations will further improve connectivity and act as a catalyst for future economic growth throughout the region.





M6 - NORTH

J6
M6

M6

to M42

A38(M)

to Birmingham
City Centre

The Property

Reception and Offices (incl. ancillary) - 1,378 sq. m. (14,833 sq. ft.)

- Two storey offices with part brick, part metal clad elevations surmounted by pitched metal profile sheet roof.
- Good condition throughout following refurbishment in 2008.
- Provides part open plan, part cellular office accommodation with reception, training area, boardroom and breakout area/kitchen.
- Internal specification includes acoustic tiled ceilings, double glazing, fluorescent lighting, carpeted floors, comfort cooling/air conditioning, lift and WCs.

Industrial / Warehouse (incl. ancillary but excl. canopies) - 4,973 sq. m. (53,529 sq. ft.)

- Three bay steel portal framed industrial/warehouse unit with pitched corrugated clad roof, brick walls and concrete floor.
- External canopies to south and west elevations.
- Warehouse segregated into two main areas currently used for the parking of vehicles and vehicle maintenance.
- Minimum and maximum eaves height of 5m and 6.9m respectively.
- Access to warehouse from main yard via roller shutters to the north (x2), south (x1) and west elevations (x3 raised w/dock levellers).
- Ancillary warehouse accommodation includes office space, breakout area/kitchen, changing area, WCs and P&M storage.
- Internal specification includes concrete floor to warehouse, part vinyl part carpeted floors to ancillary accommodation, suspended ceilings, fluorescent strip lighting, fume extraction and AmbiRad overhead heating with gas fired blower heaters to the warehouse.

Car Park and Yard

- Secure car park and yard area enclosed by palisade fenced perimeter, and gated access via Upper Thomas Street and Park Road (gated access marked with blue spots above).
- Yard is generally surfaced in concrete with some areas of tarmacadam.
- Approximately 150 car parking spaces across site.



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Accommodation

Floor areas have been calculated on a Gross Internal Area (G.I.A.) basis as follows:

Area	Sq. M.	Sq. Ft.
Industrial / Warehouse	4,973	53,529
Reception and Offices	1,378	14,833
Total	6,351	68,362
External Canopies	1,005	10,818

Tenancies

The property is substantially let to **West Midlands Accessible Transport Limited** on a short term lease generating gross rental income of £320,000 p.a.x.

Please see tenancy schedule below for more information. Copies of leases are available within the Marketing Pack.

Tenant	West Midlands Accessible Transport Limited (Co. Reg. No. 02327223)	Birmingham City Council
Demise	Property at 80 Park Road, Aston, Birmingham B6 5PL*	Part of roof space for use of PV panels at 80 Park Road, Aston, Birmingham B6 5PL
Term	12 months	25 years
Start	1 August 2019	25 July 2011
Expiry	31 July 2020	24 July 2036
Rent	£320,000 p.a.x. (payable monthly in advance)	Peppercorn (if demanded)
Other	'Internal Repairing and Insuring' / L&TA'54 exclusions apply	Lease is contingent upon PV contract / L&TA'54 exclusions apply

**Excludes roof space let to Birmingham City Council.*

Accessible Transport Group Limited was acquired by **West Midlands Accessible Transport Limited** in August 2019, a subsidiary of National Express Group Plc. A short term 'contracted out' lease was subsequently agreed, to satisfy West Midlands Accessible Transport Limited's immediate occupational requirements.

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Planning

We understand the property has planning consent for B2 (General industrial) and / or B8 (Storage & distribution) uses.

Interested parties should rely on their own enquiries with Birmingham City Council (Tel: 0121 303 1115).

Rating Assessment

Billing Authority: Birmingham City Council
Description: Warehouse and premises
Rateable Value: £169,000
Rates Payable: £85,176 (UBR for 2019/20 is 50.4p in £)

Services

We understand all mains services are connected however none have been tested.

Interested parties should rely on their own enquiries.

EPC

A copy of the EPC is available within the Marketing Pack.

Tenure

Freehold (Title no. WM942906).

Guide Price

Offers in excess of £4m are invited for the freehold interest.

Offers on a leasehold basis will be considered given the short term nature of the existing tenancy.

VAT

All prices quoted exclusive of VAT.

Costs

Each party will bear their own costs in respect of this transaction.

Marketing Pack

A copy of the full Marketing Pack is available upon request.



For further information please contact:

Toby O'Sullivan MSc (Hons) MRICS

Tel: 0121 609 8084

Email: toby.osullivan@avisonyoung.com

Ben Holyhead BSc (Hons) MRICS

Tel: 0121 609 8807

Email: ben.holyhead@avisonyoung.com

Property ref

avisonyoung.co.uk/15250

Matthew Ingram and Tyrone Courtman were appointed as Joint Administrators of Accessible Transport Group Limited ("the Company") on 22 March 2019.

The affairs, business and property of the Company are being managed by the Joint Administrators. The Joint Administrators act as agents of the Company and contract without personal liability.

Matthew Ingram and Tyrone Courtman were appointed as Joint Administrators under Rule 3.27 of the Insolvency (England & Wales) Rules 2016 (as amended) and Paragraph 46(3) of Schedule B1 to the Insolvency Act 1986 and are authorised to act as insolvency practitioners by the Institute of Chartered Accountants in England & Wales.

Avison Young

3 Brindleyplace, Birmingham B1 2JB

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