

BLAKE HOUSE

Eagle Court Business Park, Birmingham, B26 3RZ



Key Highlights

- 37,597 sq ft (3,491.52 sq m)
- Self-contained, HQ office building
- Suspended ceiling with recessed lighting
- Four pipe fan coil air conditioning
- 146 parking spaces (1:250 sq ft)
- New FRI lease terms
- Excellent location, profile & communication links
- Close to Birmingham Airport and Birmingham International Station
- 2 miles from J6 M42

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The Savills logo, consisting of the word 'savills' in a lowercase, sans-serif font, with the 's' in 'savills' being a larger, stylized 'S'. The logo is set against a solid yellow rectangular background.



Location

Eagle Court Business Park is located 8 miles east of Birmingham City Centre, and 2 miles west of Junction 6 of the M42. Situated at the entrance of the business park, Blake House benefits from prominent frontage to the A45.

Birmingham Airport Terminal and Birmingham International Railway Station are 1.5 miles to the east, adjacent to the National Exhibition Centre and Resorts World. Construction is due to commence imminently on HS2's Birmingham Interchange Station, adjacent to Junction 6 of the M42, enhancing the already excellent transport connections in the immediate vicinity.

Accommodation & Specification

Blake House comprises a modern HQ style detached office building arranged over three storeys with an impressive central full height glazed reception area leading to two office wings. The property benefits from:

- Suspended ceiling with recessed lighting
- Full access raised floors
- Four pipe fan coil air conditioning
- Two 13 person passenger lifts
- 146 parking spaces (1:250 sq ft)

	SIZE (SQ FT)	SIZE (SQ M)
Second Floor Office	12,325	1,145.03
First Floor Office	12,360	1,148.28
Ground Floor Office	11,714	1,088.23
Ground Floor Reception	1,198	109.98
Total	37,597	3,491.52

Lease Terms

The property is available to let as a whole on new full repairing and insuring lease terms to be agreed.

Rent

Available upon application.

Service Charge

A service charge will be levied toward the cost of the maintenance of the common areas of the estate.

Business Rates

The Tenant will be responsible for the payment of Local Authority rates. These are estimated at c.£7.13 per sq ft payable for 2021/22. We recommend that interested parties make their own enquiries to the Local Authority.

VAT

VAT is payable at the prevailing rate.

EPC

The property has an EPC rating of D (95).

Legal Costs

Each party will be responsible for their own legal costs incurred in the transaction.

Contact

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