



KWB

FOR SALE

4,600 sq ft (427.35 sq m)

Part income producing self-contained office building

**2425 & 2426 Regents Court,
The Crescent,
Birmingham Business Park,
Birmingham,
B37 7YE**

- Part income producing office building
- Of interest to owner occupiers and investors
- Established business park location
- Excellent access to motorway network

www.kwboffice.com

0121 233 2330

Property details – 2425 & 2426 Regents Court

Description

2425 & 2426 Regents Court provides a self-contained office building of 4,600 sq ft over 2 floors and benefits from the following specification:

- Comfort cooling/heating (Gas central heating and electric cooling at ground floor)
- Raised access floors for ease of voice, power and data cabling
- Suspended ceilings and recessed lighting
- Double glazed powder coated windows
- Ladies, gents and disabled WC's

The park benefits from 24 hour security team, CCTV coverage, ANPR, and on site management team With the current shortage of high quality office space in the M42 and Solihull office market, 2425 & 2426 Regents Court represents a rare opportunity to secure a freehold office building on Birmingham Business Park.

Offering

The ground floor suite is let to Kone PLC (www.kone.com) on a lease that expires on 5/7/30 with a tenant only break on 5/7/25 at a passing rental of £40,900 pa. Further details on the lease are available from the agent. The first floor will be provided with vacant possession.

Accommodation

Ground floor (let to Kone plc)	2,771 sq ft	257.43 sq m
First Floor (vacant)	2,329 sq ft	216.37 sq m
Total	4,600 sq ft	427.35 sq m

Car Parking

The building has the benefit of 28 on site car parking spaces in total. 14 of these are included in the ground floor lease.

Tenure

Freehold

Price

£995,000 exclusive.

Business rates

The property has a rateable value of £31,500 for the ground floor and £40,000 for the 1st floor. Rates payable for the 1st floor are estimated at £19,960 per annum for the year 2023/24. The tenant pays their own rates on the ground floor. Applicants should check these figures with the rating authority.

Estate charge

An estate charge is levied to cover the cost of maintaining the regents Court development and the wider Birmingham Business Park. Details available from the agent. The ground floor tenant pay their fair proportion on a pro rata basis.

Energy Performance Certificate

On request.

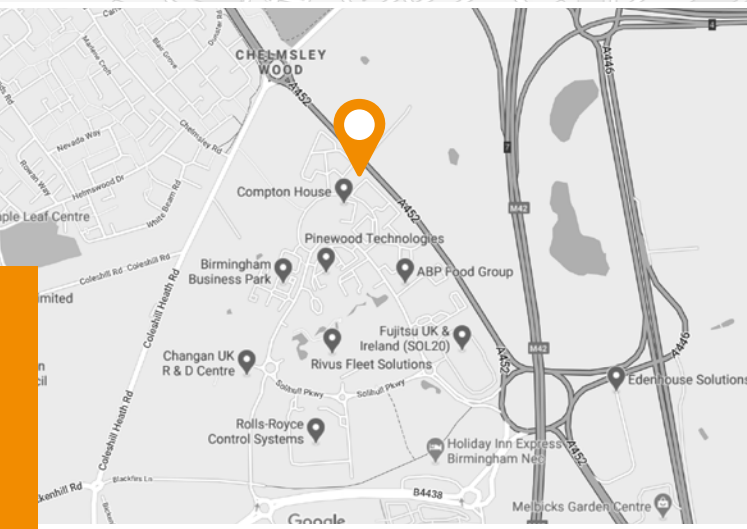
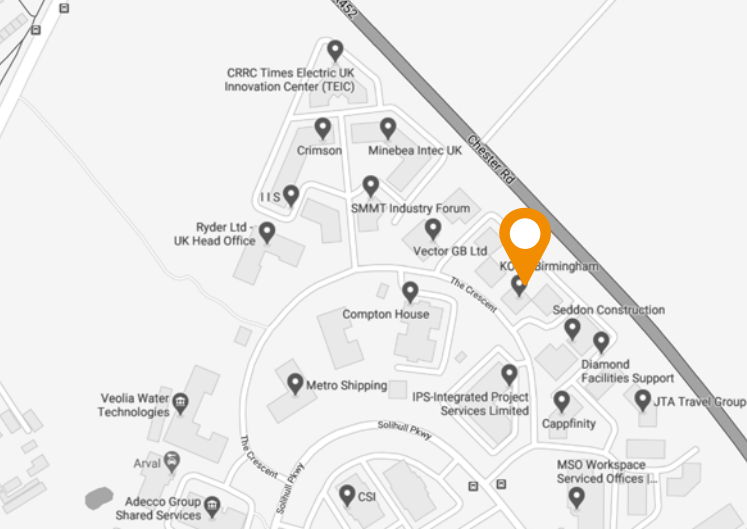
Legal costs

Each party is to bear their own legal costs incurred in the transaction.

VAT

The property is elected for VAT so VAT will charged on the purchase price.





Location details

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Birmingham Business Park is situated 13 miles to the east of Birmingham City Centre, 13 miles to the west of Coventry and 3 miles north of Solihull. The Business Park is the most established out-of-town location in the West Midlands and boasts an impressive range of occupiers.

The road communications are excellent, being situated just off Junction 6 of the M42 which provides access to M6/M6 Toll Road, M40 and the M5. Birmingham International Airport and International Railway Station are within close proximity together with the National Exhibition Centre.



**For further information
and to arrange a viewing,
please contact:**

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