



FOR SALE

(MAY LET)

4,804 sq ft (446.29 sq m)

Self-contained detached office building

**2430 Regents Court,
The Crescent,
Birmingham Business Park,
Birmingham,
B37 7YE**

- Self-contained detached office building
- Refurbished to a high standard
- Excellent access to motorway network and public transport systems

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0121 233 2330



Property details – 2430 Regents Court

Description

2430 Regents Court provides a detached, self-contained office building of 4,804 sq ft over 2 floors which was totally refurbished when the current occupiers moved in, and benefits from the following specification

- Air conditioning
- Raised access floors for ease of voice, power and data cabling
- Suspended ceilings and recessed LED lighting
- Double glazed powder coated windows
- Refurbished ladies, gents and disabled WC's
- New shower facilities
- Fully fitted kitchen
- Mainly open plan layout with a number of useful meeting rooms and private offices.

Birmingham Business Park comprises of 148 acres of mature parkland and is home to over 150 companies including Rolls Royce Plc, IMI Plc, Persimmon Homes and NTT Data. The park benefits from 24 hour security team, CCTV coverage, ANPR and on site management team. The park also has a number of amenities including Greggs, WH Smiths and a children's day nursery and runs a number of events such as food fayres, throughout the year.

Accommodation

The property comprises of 4,804 sq ft (446.29 sq m) over 2 floors.

Car Parking

There are 29 on site car parking spaces.

Tenure

The property is available freehold with vacant possession. Consideration would also be given to a new fully repairing and insuring lease.

Price

£1,100,000 exclusive.

Rent

£100,000 per annum exclusive.

Business rates

The property has a rateable value of £64,500 and therefore rates payable of £33,024 (2023/24). Interested parties 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.

Energy Performance Certificate

The property has an EPC of B31.

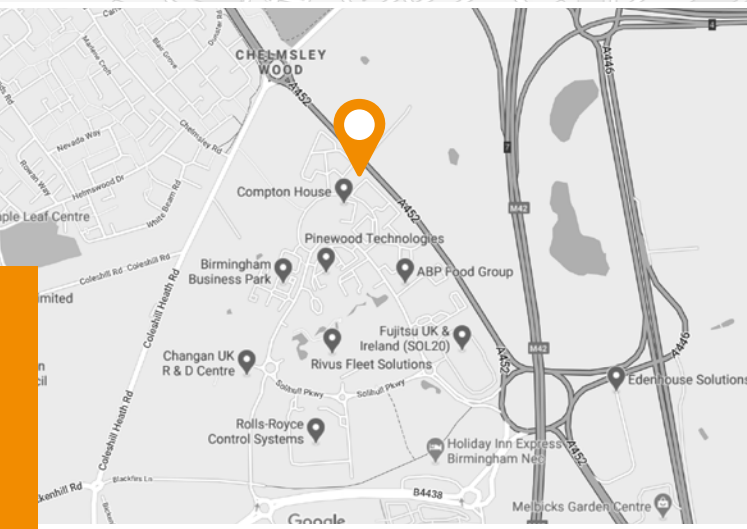
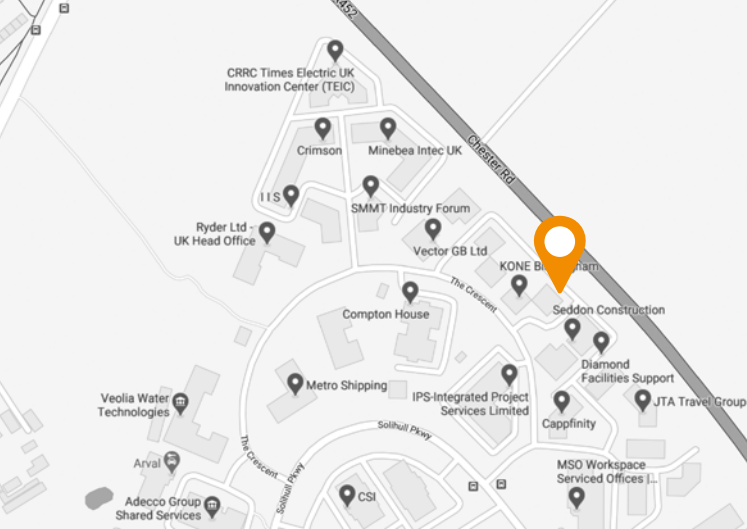
Legal costs

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

VAT

The property is elected for VAT so VAT will be chargeable in addition on any rents or 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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