

**2470 Regents Court, The Crescent,
Birmingham Business Park, Birmingham,
West Midlands, B37 7YE**



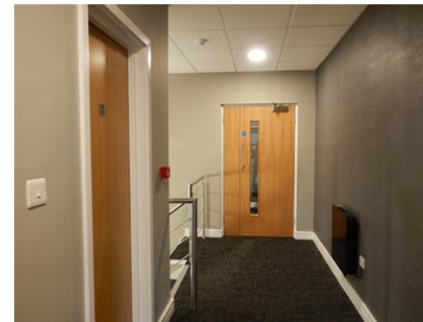
£21.50 psf

First Floor Offices

TO LET

4,705 sq ft (437.1 sq m)

- Self - contained suite with its own entrance
- Recently refurbished to a high standard internally
 - VRV air conditioning
 - Raised accessible floors
 - 24 parking spaces
- Close to Birmingham International Airport & the NEC



LOCATION

Birmingham Business Park is situated about 13 miles east of Birmingham City Centre in the Borough of Solihull.

It has excellent communications. Junction 6 of the M42 and Junction 4 of the M6 are both some 3.5 miles (via the Chester Rd / A452) and 1.5 miles away respectively.

Birmingham International rail station is about 2.5 miles to the south providing a regular service to London Euston as well as to Birmingham New Street, Coventry, Manchester Piccadilly and Glasgow Central. Birmingham International Airport is also close by including the National Exhibition Centre.

The Birmingham Interchange for the proposed new High Speed 2 (HS2) rail network is proposed to be located immediately to the South East of Birmingham Business Park.

DESCRIPTION

Birmingham Business Park extends to over 148 acres and provides low density out of town offices & business accommodation set within mature landscaped grounds. It is currently home to over 100 companies. Major occupiers include Rolls Royce, Fujitsu, Goodyear, West Midlands Police, Atos, EE, IMI, Uniper, GKN, & the British Heart Foundation.

2470 Regents Court comprises a detached 2 storey campus style Office Building which originally was designed to provide two semi – detached office buildings. It was refurbished and reconfigured in 2015 to create two separate ground & first floor office suites each with their own ground floor entrances.

The first - floor suite has recently been extensively refurbished to a Grade A standard internally.

It provides open plan offices ready for any tenant bespoke fit set around its own central stairs / service core including a new first floor reception.

FLOOR AREA

4,705 sq ft (437.1 sq m) approximate area based on IPMS 3.

AMENITIES

The refurbished first - floor offices provide the following: -

- Dedicated ground floor entrance with intercom entry.
- New first floor reception area.
- Raised access floors.
- New carpeting and floor coverings throughout.
- Double glazed windows.
- Suspended ceilings with new LED lighting & feature lighting to stairs.
- Daikin VRV Air conditioning including slimline inset void mounted ducted fan coil units.
- New Dimplex Girona glass front panel heaters to stairs & core.
- New Shower & Unisex WC's.
- 24 parking spaces.
- Ducting & electrical feed so Tenant can fit their own external vehicle charging point.

SERVICES

All mains services are understood to be connected.

TERMS

The premises are being offered via a new lease on effectively a full repairing & insuring basis for a term of years to be agreed.

QUOTING RENT

£101,150 p.a. exclusive (£21.50 psf).

SERVICE CHARGE

There is a variable service charge payable. This is to contribute towards the maintenance and upkeep of the building structure & external fabric and any shared facilities including to the car park, landscaped areas, and roadways on the plot as well as towards the communal facilities on Birmingham Business Park. The current Service Charge Budget for 2021 / 2022 is £15,467.00 plus Vat (£3.29 psf).

BUSINESS RATES

The premises are currently assessed as offices at a rateable value of £56,500. The rates payable would be £28,928 for the 1st April 2021 / 22 based on the current multiplier of 51.2 pence in the £ prior to any transitional relief or other concessions if applicable.

ENERGY PERFORMANCE CERTIFICATE

The premises currently have an EPC rating of a C. This may be upgraded following the Landlords refurbishment works.

DISCLAIMER

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VIEWINGS

Strictly by prior appointment via the joint agents: –

Peter Clarke & Co LLP. Contact: Stephen Werner MRICS

DD: 01926 340996 or Tel: 0121 393 1920.

Mobile: 07976550043

Email: stephen@peterclarke.co.uk

KWB Office. Contact: Malcolm Jones.

0121 233 2330. DD: 0121 212 5992, Mobile: 07825 848 425

Email: mjones@kwboffice.com

LEGAL FEES

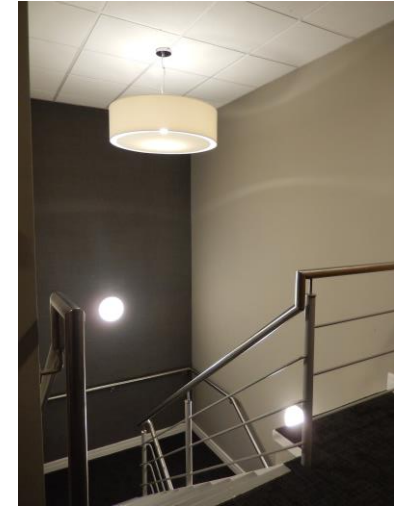
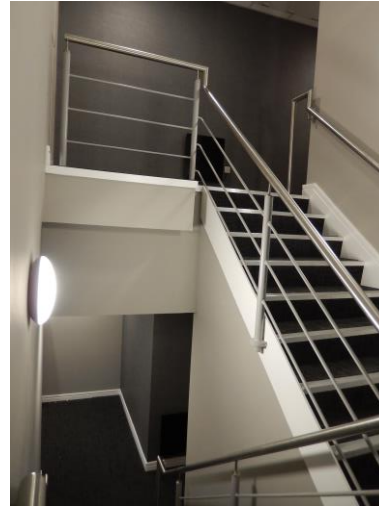
Each side will be responsible for their own fees incurred in any transaction.

Dated: 16th April 2021



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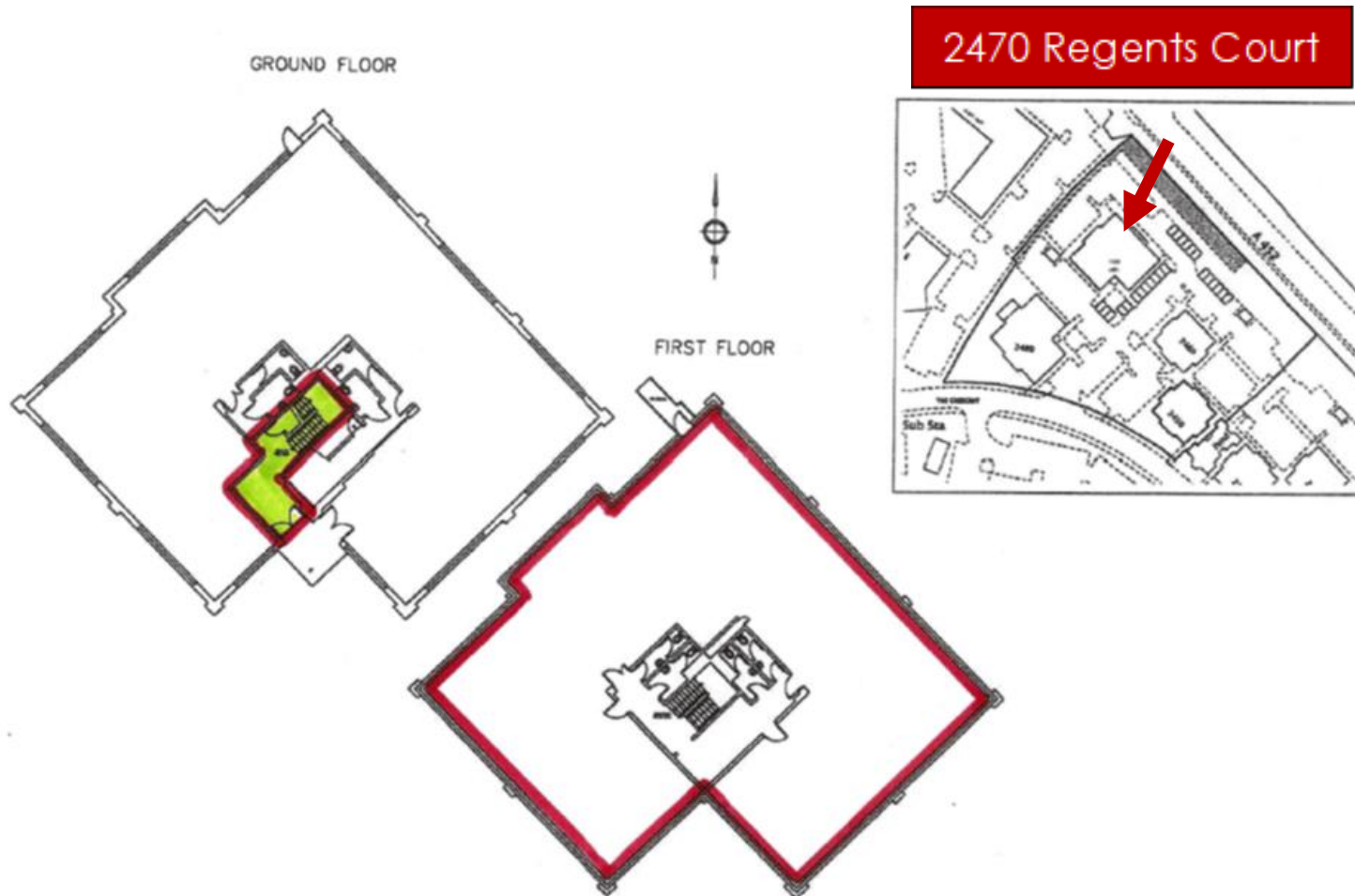
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Indicative Layout Plan – For Identification only. Not to Scale. Accuracy not guaranteed.

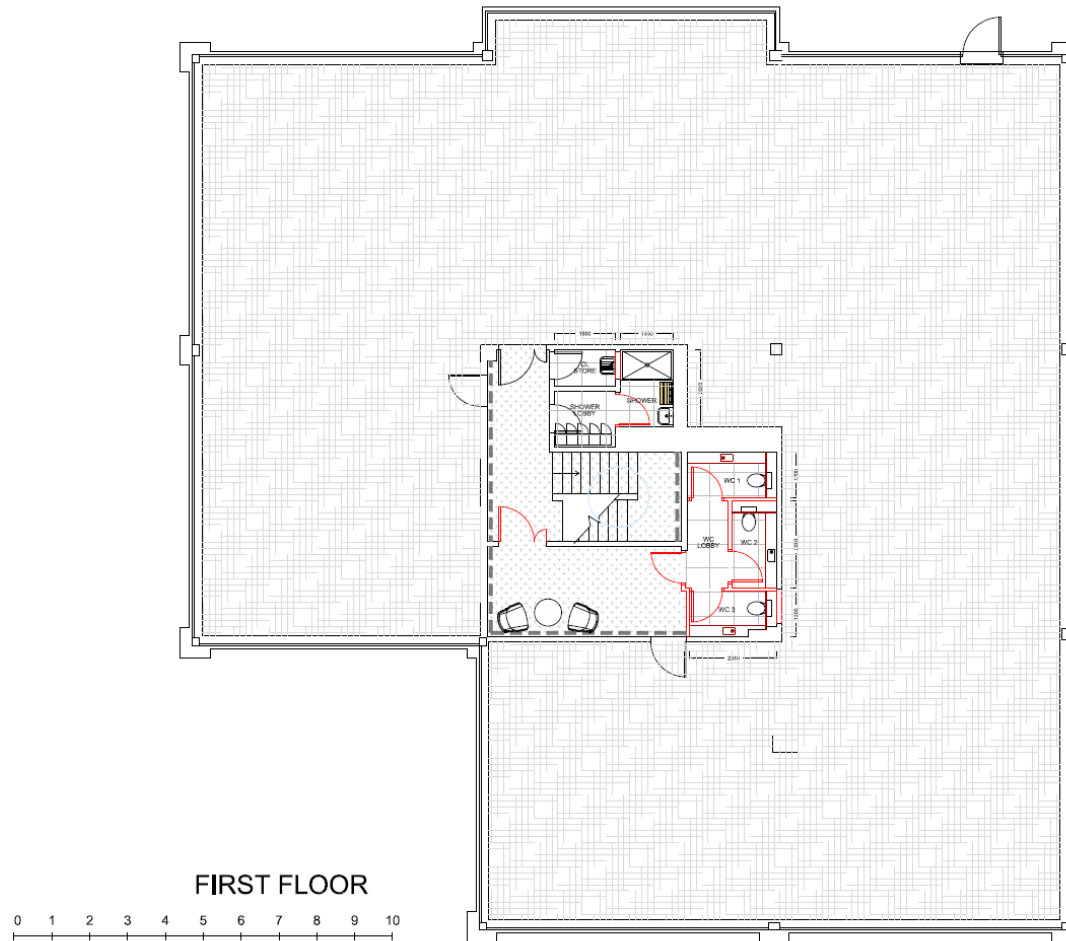
The First Floor layout to the stairs core has altered following refurbishment – See New Layout Plan on next page.



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New Layout of First Floor following recent refurbishment



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SAT NAV REF : B37 7YE

MASTER PLAN

1	Fujitsu	6000
2	Knights Court	6100
3	Bishops Court	6200
4	Solihull Parkway	1300-1700
5	The Crescent	2000-2250
6	Regents Court	2400
7	The Crescent	2300-2700
8	Kings Court	2600
9	Trident Court	2900
10	The Pavillion	3000
11	Lakeside	4000
12	Park Square	3100
13	Waterside	4200-4300
14	Atos	3300
15	Parkside	3500-3900
16	Rolls Royce	5000
17	Aquarius	4520
18	The Forum	5500
19	Plot 6700	
20	Plot 6500	
21	Car Park	4500

- Existing development
- Design and build
- Bus stops
- Park Management & Marketing Office

For Identification Only



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