

For Sale / To Let

GJS | Dillon

The Commercial Property Consultants



Unit B Pinewood, Bell Heath Way, Woodgate Business Park,
Birmingham B32 3BZ

Two storey office accommodation with excellent car parking

- 4,910 sq ft (456.15 sq m) NIA
- Excellent links to the M5, M6, M42 motorways
- Generous car parking allocation
- Business park location
- Ground and first floor open plan offices
- Separate meeting/boardroom facilities

Viewing and further information: call us on **01527 872525**

www.GJSDillon.co.uk

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Location

The property is situated on Woodgate Business Park, a purpose-built commercial development which was constructed in the early 1990's comprising modern high-quality bespoke courtyard office development on a secure managed site.

Woodgate Business Park is situated south east of Junction 3 of the M5 motorway. The building is strategically located for access to the M5, M6 and M42 motorways. It houses a range of commercial occupiers including Lander Automotive, Ishida Europe, TNA Europe Packaging and Heads and All Threads Fasteners.

Description

The property is conveniently located at the end of Bell Heath Way and comprises of open plan ground and first floor office accommodation with individual offices and meeting room facilities on each floor. The property provides the following facilities;

Accommodation

- Perimeter skirting trunking to all office areas
- Open plan offices
- Meeting/boardroom facilities
- Additional archive storage area.
- Kitchen/kitchenette facilities on each floor
- WC facilities on each floor
- 22 allocated car parking spaces
- Additional 8 visitor/overflow car parking spaces
- Excellent links to the motorway network, Birmingham City Centre and the West Midlands

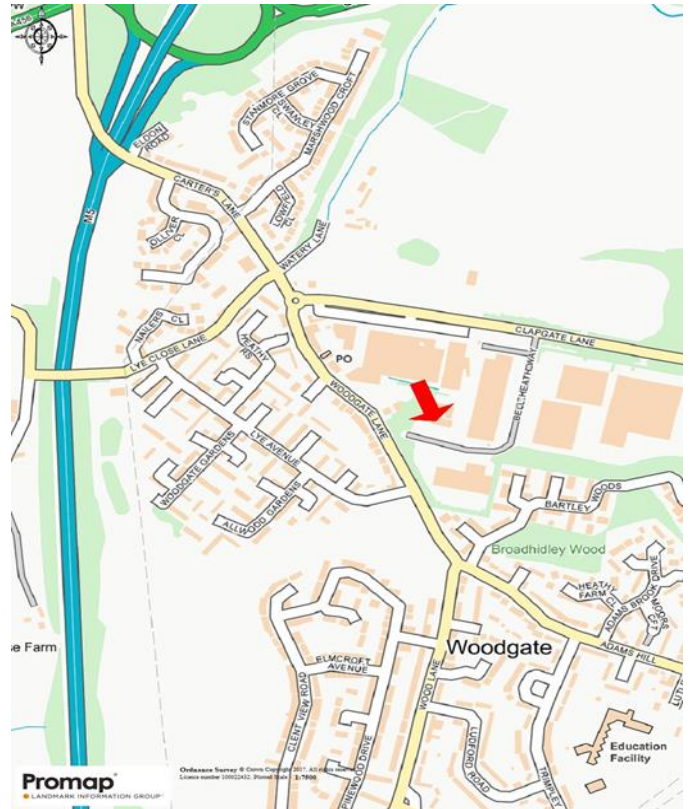
Ground Floor	2,440 sq ft	226.68 sq m
First Floor	2,470 sq ft	229.47 sq m
Total	4,910 sq ft	456.15 sq m

Tenure

The building is held on a long leasehold basis from Birmingham City Council for a period of 125 years from 26th November 1992 at a peppercorn rent. Also available on a new business FRI lease for a term of years to be agreed.

Energy Performance Certificate (EPC)

The property has an energy performance rating of TBC



Guide Price £425,000 for the long leasehold
Guide Rental £10 per sq ft.

Service Charge

The service charges covers the maintenance and upkeep on the courtyard, car park and accessways. POA

VAT

All prices, premiums and rents etc are quoted exclusive of, but may be subject to VAT at the prevailing rate.

Rating Assessment

Rateable Value	£46,500
Estimated rates payable 2017/2018	£23,110.50

Legal Costs

Each party are to be responsible for their own legal costs incurred in this transaction.

These particulars are not to form part of a sale/letting contract and may be subject to errors and/or omissions therefore prospective purchasers/tenants must satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the sale/letting contract documentation or left in situ and gratis upon completion. Prospective purchasers/tenants are instructed to seek validation of all such matters prior to expressing any formal intent to purchase/lease. The property is sold/let subject to any rights of way, easements, wayleaves, covenants, any other issues or planning matters which may affect the legal title. Consequently, prospective purchasers/tenants are advised to seek validation of all above matters, prior to expressing any formal intent to purchase/lease.

Viewing and further information:
call 01527 872525/01905 676169

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Embedded in the business community, we are experts in our field:
changing the way commercial property is perceived in our region

