



For Sale / To Let

Headquarters Office Building

- ▶ 10,952 sq ft (1,017 sq m) NIA
- ▶ Excellent links to M5, M6, M42
- ▶ Semi-detached modern building
- ▶ Generous car parking allocation
- ▶ Business park location
- ▶ Ground and first floor offices

GJS Dillon

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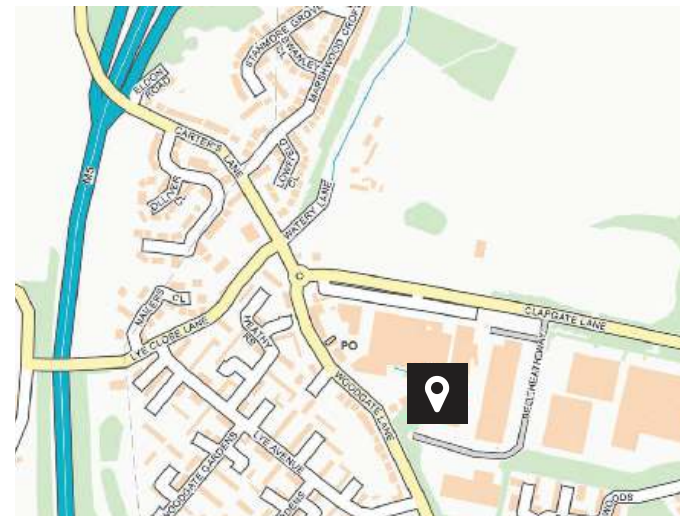
Headquarters Office Building

The property is situated on Woodgate Business Park, a purpose built office and industrial development which we understand was constructed in the early 1990s providing modern industrial warehouse and office accommodation on a secure managed site.

The office building provides predominantly open plan ground and first floor office accommodation, although it is apparent that the building was originally constructed to provide two separate office buildings (each with their own central core area with lifts and toilet facilities etc). The property we note has been occupied in its entirety since its original construction by Lovells.

Accommodation

- Comfort Cooling
- Perimeter wall trunking
- Category II lighting
- Two male and female toilets on each floor
- Generous onsite car parking allocation
- Excellent motorway links



Woodgate Valley Business Park is an established commercial development 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.



Generous car parking allocation



Semi detached modern building



Ground and first floor offices

Guide Price £1,200,000	Guide Rental £10 per sq ft.	Rating Assessment Rateable Value: £103,000 Estimated Rates Payable 2017/18: £65,164.40	Energy Performance Cert. (EPC) D
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Estate Charge
The purchaser will be responsible for the estate service charge from completion of the sale. Details upon application.

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.

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

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. Strictly by prior appointment with the joint agents:

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