



### Tenure

Freehold.

### Location

Birmingham is the administrative centre of the West Midlands, serving a population of some 1 million, and is located at the heart of the national motorway network. The M6 and M5 Motorways are both within 4 miles of the city centre, giving access to London, the North West and the South West of England. Hall Green is an affluent mixed commercial and residential suburb, 4 miles south-east of the city centre and 3 miles northeast of the M42 at junction 4, accessed via the A34. Birmingham Airport, the NEC and Birmingham International Rail Station are all within a 25 minute drive.

### Description

The property is arranged on basement and four upper floors to provide 4,590 sq m (44,960 sq ft) of serviced office accommodation, formed of Centre Court, the main four storey building with three storey atrium, and West Court, connected by a footbridge and built over two storeys. The building benefits from two passenger lifts serving ground to third floors, and 80 secure car spaces accessed by a controlled security barrier.

### Planning

A scheme to create 74 residential units in line with PDR application or 81 residential units with an extension to the roof is available with the legal papers. These schemes remain subject to planning consent and have not been submitted.

### VAT

VAT is applicable to this lot.

### Documents

The legal pack will be available from the website [www.alltop.co.uk](http://www.alltop.co.uk)

### Energy Performance Certificate

For EPC Rating please see website.

### Viewings

There will be a block viewing held prior to the auction. If you would like to attend you must register with us in advance. Please email [viewings@alltop.co.uk](mailto:viewings@alltop.co.uk) with the name and mobile number of each party wishing to attend, photographic ID will be required on the day. In the subject box of your email please enter **Lot 54 Birmingham**.

## Birmingham

### Centre Court

### 1301 Stratford Road

### Hall Green

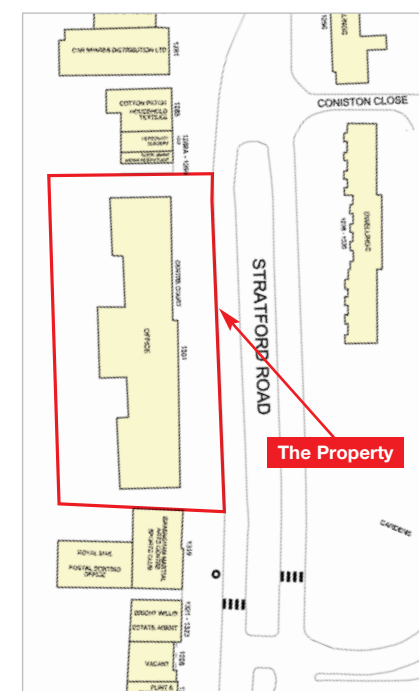
### West Midlands

### B28 9HH

- **Freehold Serviced Office Investment**
- Comprises 44,960 sq ft over basement and four upper floors
- 32 units vacant, comprising 1,424 sq m (15,328 sq ft)
- Plans prepared for either 74 or 81 residential unit schemes subject to consent
- 80 controlled car spaces on site
- Total Current Gross Rents Reserved

**£581,791.88 pa**

**SIX WEEK COMPLETION AVAILABLE**







Unit/Floor	Present Lessee	Area sq m (sq ft)		Lease Terms	Current Rent £ p.a.
B2 – Basement Floor	Cellular Radio Ltd	–		Commencing 25.12.1992 expiring 24.12.2012	£4,853 p.a.
Unit 11 – Ground Floor	Inspired Selections Group Ltd	105.0 sq m	(1,130 sq ft)	Commencing 23.09.2008 expiring 22.09.2009	£21,381 p.a.
Suite 15 – Ground Floor	Ashley James Solicitors Limited	13.9 sq m	(150 sq ft)	Commencing 07.09.2015 expiring 31.08.2019	£3,000 p.a.
Suite 17A – Ground Floor	Reilly & Co Solicitors Ltd	83.6 sq m	(900 sq ft)	Commencing 01.06.2014 expiring 31.05.2017	£16,200 p.a.
Suite 17B	Ashley James Solicitors Limited	68.7 sq m	(740 sq ft)	Commencing 01.09.2014 expiring 31.08.2019	£12,580 p.a.
Suite 17C – Ground Floor	Gap Personnel Holdings Limited	138.1 sq m	(1,486 sq ft)	Commencing 05.12.2013 expiring 04.12.2016	£26,748 p.a.
Suite 18 – Ground Floor	Rubix Technologies Limited	65.0 sq m	(700 sq ft)	Commencing 01.06.2013 expiring 30.06.2013	£9,396 p.a.
Suite 101H – First Floor	Mainline Rail Limited	27.9 sq m	(300 sq ft)	Commencing 01.08.2014 expiring 31.07.2017	£6,000 p.a.
Suite 102-3 – First Floor	MIHOMECARE Limited	57.3 sq m	(617 sq ft)	Commencing 31.01.2014 expiring 30.01.2019	£19,664 p.a.
Suite 102-04 – First Floor	Personal Training Qualifications Ltd	33.1 sq m	(356 sq ft)	Commencing 13.04.2015 expiring 12.04.2018	£6,000 p.a.
Suite 102-105A – First Floor	Right Estate Agents Ltd	43.8 sq m	(472 sq ft)	Commencing 01.12.2015 expiring 30.12.2015	£5,679.96 p.a.
Suite 110B – First Floor	UK Migration Lawyers Limited	13.9 sq m	(150 sq ft)	Commencing 01.07.2014 expiring 30.06.2017	£2,400 p.a.
Suite 110C – First Floor	MAE (UK) Ltd	18.6 sq m	(200 sq ft)	Commencing 01.06.2013 expiring 30.06.2013	£3,600 p.a.
Suite 111A – First Floor	UK Migration Lawyers Limited	92.7 sq m	(998 sq ft)	Commencing 01.07.2014 expiring 30.06.2017	£17,000 p.a.
Suite 111D & 111E – First Floor	UK Migration Lawyers Limited	59.5 sq m	(640 sq ft)	Commencing 01.01.2016 expiring 30.11.2018	£12,000 p.a.
Suite 113 – First Floor	UK Migration Lawyers Limited	24.5 sq m	(264 sq ft)	Commencing 01.02.2015 expiring 30.06.2017	£5,280 p.a.
Suite 118 – First Floor	Crazy Monkey Outlet Limited	15.9 sq m	(171 sq ft)	Commencing 01.03.2016 expiring 29.03.2016	£2,400 p.a.
Third Floor	Omega Training Services Limited	761.8 sq m	(8,200 sq ft)	Commencing 08.09.2014 expiring 07.09.2019	£129,600 p.a.
Suite 401 – Fourth Floor	Corporate Media Supplies Ltd	211.7 sq m	(2,279 sq ft)	Commencing 01.03.2015 expiring 29.02.2020	£34,500 p.a.



Unit/Floor	Present Lessee	Area sq m (sq ft)		Lease Terms	Current Rent £ p.a.
Business Centre – West 2	Aspirations Care Ltd	16.2 sq m	(174 sq ft)	Commencing 01.01.2015 expiring 31.12.2015	£5,532 p.a.
Business Centre – West 5	Medisec	16.1 sq m	(173 sq ft)	Commencing 01.01.2015 expiring 31.12.2015	£8,750.04 p.a.
Business Centre – West 6	Smartscreen Ads Limited	16.3 sq m	(175 sq ft)	Commencing 01.04.2015 expiring 31.03.2016	£5,100 p.a.
Business Centre – West 14	B13 Technology Ltd	11.1 sq m	(120 sq ft)	Commencing 01.01.2015 expiring 31.12.2015	£2,496 p.a.
Business Centre – West 16	Complete Counselling	9.8 sq m	(106 sq ft)	Commencing 01.01.2015 expiring 31.12.2015	£1,800 p.a.
Business Centre – West 10	The Energy Resources Network Ltd	13.7 sq m	(148 sq ft)	Commencing 01.01.2015 expiring 31.12.2015	£5,232 p.a.
Business Centre – West 9B & West 11	Vichag Limited	54.1 sq m	(582 sq ft)	Commencing 09.03.2015 expiring 08.03.2016	£14,400 p.a.
Business Centre – West 12	Creatrix Design Ltd	15.4 sq m	(166 sq ft)	Commencing 01.05.2015 expiring 30.10.2015	£3,600 p.a.
Business Centre – West 15	J A Clarke	9.4 sq m	(101 sq ft)	Commencing 01.09.2015 expiring 29.02.2016	£2,100 p.a.
Business Centre – West 21 & West 1	Reducing Energy Costs Limited	110.5 sq m	(1,189 sq ft)	Commencing 20.07.2015 expiring 19.07.2018	£17,762.52
Business Centre – West 4	European Vision Limited	12.3 sq m	(132 sq ft)	Commencing 01.01.2015 expiring 31.12.2015	£4,368 p.a.
Business Centre – West 3	Ivy Hill Ltd (Maxston)	16.0 sq m	(172 sq ft)	Commencing 01.01.2015 expiring 31.12.2015	£2,688 p.a.
Business Centre – West 18	County Business Media Limited	46.5 sq m	(500 sq ft)	Commencing 01.01.2015 expiring 31.12.2015	£12,000 p.a.
Business Centre – West 7	Contract Labour Solutions Limited	16.3 sq m	(175 sq ft)	Commencing 01.03.2016 expiring 29.08.2016	£3,600 p.a.
Business Centre – 101G	Act Building Control Ltd	11.9 sq m	(128 sq ft)	Commencing 01.01.2015 expiring 31.12.2015	£2,160 p.a.
Business Centre – Suite G – Ground Floor	The Car Buying Service Limited	17.7 sq m	(191 sq ft)	Commencing 18.05.2015 expiring 17.05.2015	£0 p.a.
Business Centre – 117	Crazy Monkey Outlet Limited	17.7 sq m	(191 sq ft)	Commencing 01.09.2015 expiring 29.02.2016	£5,700 p.a.
Business Centre – 101A	Extraordinary Care Ltd (t/a Right at Home West Midlands (South))	14.9 sq m	(160 sq ft)	Commencing 01.01.2015 expiring 31.12.2015	£4,068 p.a.
Business Centre – Office D	Dispose IT Limited	5.1 sq m	(55 sq ft)	Commencing 01.01.2015 expiring 31.12.2015	£1,800 p.a.
Business Centre – Exec. 6	Vag Valves UK Limited	24.6 sq m	(265 sq ft)	Commencing 01.01.2015 expiring 31.12.2015	£9,360 p.a.
Business Centre – Office H2	Stone Developments (AB) Limited	12.3 sq m	(132 sq ft)	Commencing 01.02.2016 expiring 31.07.2016	£3,600 p.a.
Business Centre – City 5	Opt Un Limited	50.2 sq m	(540 sq ft)	Commencing 01.01.2015 expiring 31.12.2015	£4,200 p.a.
Business Centre – City 10	R5 Internet Limited	23.8 sq m	(256 sq ft)	Commencing 01.01.2015 expiring 31.12.2015	£4,260 p.a.
Business Centre – 102R	Inter Car Cleaning Limited	11.1 sq m	(120 sq ft)	Commencing 01.01.2016 expiring 31.12.2016	£3,600 p.a.
Business Centre – Office B	Claim Law Ltd	18.4 sq m	(198 sq ft)	Commencing 01.01.2015 expiring 31.12.2015	£4,200 p.a.
Business Centre – City 4	SSL Investment Ltd	16.7 sq m	(180 sq ft)	Commencing 01.01.2015 expiring 31.12.2015	£2,130 p.a.
Business Centre – 101F	Veritas Consulting Ltd	16.4 sq m	(177 sq ft)	Commencing 01.01.2015 expiring 31.12.2015	£4,200 p.a.
Business Centre – 112	White Lillies Services Ltd	13.2 sq m	(142 sq ft)	Commencing 01.01.2015 expiring 31.12.2015	£2,400 p.a.
Business Centre – Meeting Room		37.2 sq m	(400 sq ft)		
Business Centre – City 15 Meeting Room		10.7 sq m	(115 sq ft)		
Business Centre – Office F	Real Life Options	18.4 sq m	(198 sq ft)	Commencing 16.11.2015 expiring 15.11.2016	£6,000 p.a.
Business Centre – Exec. 1	Salzgitter Mannesmann UK Ltd	23.7 sq m	(255 sq ft)	Commencing 01.01.2015 expiring 31.12.2015	£13,266.24 p.a.
Business Centre – Exec. 3 & 4	KSB Recruitment Consultants Ltd	66.2 sq m	(713 sq ft)	Commencing 09.03.2015 expiring 08.03.2018	£14,700 p.a.
Business Centre – Office E	Classique Promotions Ltd	36.4 sq m	(392 sq ft)	Commencing 01.01.2015 expiring 31.12.2015	£10,500 p.a.
Business Centre – City 1	Kitchen Gallery Limited	33.6 sq m	(362 sq ft)	Commencing 01.01.2016 expiring 31.12.2016	£9,000 p.a.
Business Centre – 116	Silver Cherry Ltd	17.7 sq m	(191 sq ft)	Commencing 01.01.2015 expiring 31.12.2015	£4,776 p.a.
Business Centre – City 13	CKG Homes Ltd	7.6 sq m	(82 sq ft)	Commencing 01.03.2015 expiring 29.02.2016	£1,800 p.a.
Business Centre – Exec. 5	Cre8tive Brand Ideas Limited	24.6 sq m	(265 sq ft)	Commencing 02.11.2015 expiring 01.11.2017	£6,900 p.a.
Business Centre – City 3	ISS Consultancy Limited	16.7 sq m	(180 sq ft)	Commencing 01.12.2015 expiring 30.05.2016	£4,200 p.a.
Business Centre – Exec. 2	No.1 Design & Print Limited	22.1 sq m	(238 sq ft)	Commencing 19.11.2015 expiring 18.11.2016	£7,200 p.a.
Business Centre – Ground Floor H3	Helvor Probate Research Limited	16.7 sq m	(180 sq ft)	Commencing 08.11.2015 expiring 07.05.2016	£3,600 p.a.
Business Centre – City 6	David Parkinson	16.3 sq m	(175 sq ft)	Commencing 01.12.2015 expiring 30.01.2016	£4,800 p.a.
Cell Site 99037 – Roof	T Mobile (UK) Ltd Cell Site 99037			Commencing 24.10.1999 expiring 23.10.2019	£6,477.12 p.a.
Aerial Site 6062 Roof	Vodafone Ltd			Commencing 12.12.2007 expiring 11.12.2017	£8,784 p.a.
DX Exchange Boxes – Ground Floor	DX Network Systems Limited			Commencing 15.08.2004 expiring 14.08.2005	£400 p.a.
32 Units in the Centre Court and the Business Centre (see up to date schedule in the legal pack)		1,424.0 sq m	(15,328 sq ft)		
Manager's Office, Conference Room & Canteen		75.9 sq m	(817 sq ft)		
<b>Total</b>		<b>4,176.9 sq m</b>	<b>(44,960 sq ft)</b>		<b>Total £581,791.88</b>

NB. Buyers are referred to the latest letting schedule that will be published before the auction to clarify the current letting status and this will form part of the contract.  
Full service charge details are available for the last two years on the website.