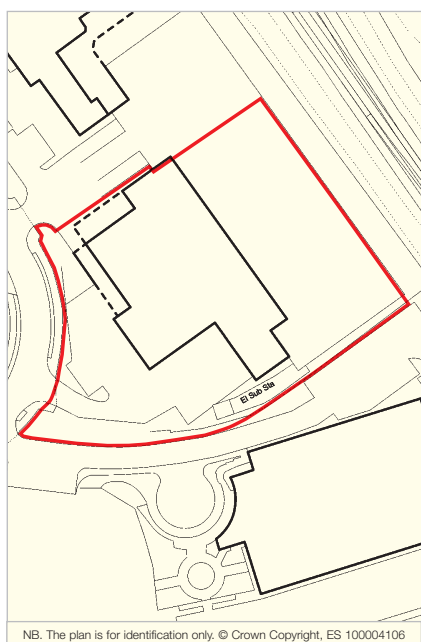
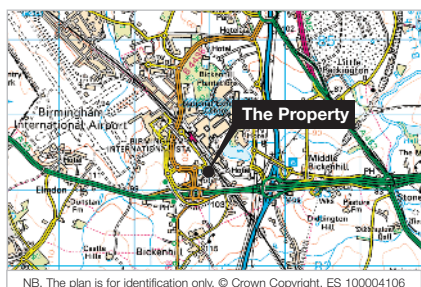


Birmingham Building 300 Trinity Park Bickenhall Lane B37 7ES

- **Virtual Freehold Ground Rent Secured on a Modern Office Building**
- Modern offices with 190 car spaces
- Situated close to Birmingham International Airport, the National Exhibition Centre and Birmingham International Railway Station
- Large 2 level car park to the rear
- Rent Review 2020 and every 7 years
- Current Ground Rent Reserved **£50,000 pa**

SIX WEEK COMPLETION AVAILABLE



Tenure

Virtual Freehold. Held on a lease from Birmingham Airport Developments Ltd for a term of 999 years from September 1991 at a fixed rent of £1 per annum.

Location

Birmingham is the UK's second largest city with a population approaching one million. The city benefits from excellent communications being served by the M6 and A38(M) Motorways, which link to the M5, M42 and M1. There are excellent train services to most areas of the UK.

The property is situated on Trinity Park which is strategically situated adjacent to Birmingham International airport and within walking distance of both the National Exhibition Centre and Birmingham International Railway Station. The property occupies a prominent position close to the entrance to Trinity Park. The A45 is immediately to the south which provides access to the nearby Junction 6 of the M42 Motorway.

Occupiers close by include Allianz, CGI, Laing O'Rourke, La Farge Tarmac, Personal Touch and Morson.

Description

The property is arranged on ground and three upper floors to provide a purpose built modern office building. The office accommodation benefits from raised floors, suspended ceilings and air conditioning. The ground floor provides offices together with a gym, café and restaurant. Externally there is parking on two levels for 190 vehicles and the site area extends to circa 0.52 hectares (1.285 acres).

The property provides the following accommodation and dimensions:

Ground Floor Offices, Gym, Café, Restaurant	918 sq m	(9,880 sq ft)
First Floor	1,016 sq m	(10,935 sq ft)
Second Floor	1,116 sq m	(12,010 sq ft)
Third Floor	831 sq m	(8,950 sq ft)
Total	3,881 sq m	(41,775 sq ft)

NB. Areas provided by the Vendor – Not measured by Allsop

Tenancy

The entire property is at present let to BRAMTON LEISURE (BIRMINGHAM) LIMITED for a term of 125 years from 4th January 2013 at a current rent of £50,000 per annum, exclusive of rates. The lease provides for rent reviews every seventh year of the term to 10% of the open market rental value. The lease contains full repairing and insuring covenants.

Sub Tenancy Information

The property is sublet to Omnia Trinity Ltd on a 125 year lease with a break at year 50. The lease is geared to 25% of open market rental and the current rent is £125,000 per annum. Omnia operate several serviced office centres and the building is sublet to various tenants. (www.omniaoffices.com)

VAT

VAT is applicable to this lot (TOGC not available).

Documents

The legal pack will be available from the website www.allsop.co.uk

Energy Performance Certificate

For EPC Rating please see website.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

Seller's Solicitor M Lopian Esq, Lopian Wagner. Tel: 0161 834 2324 Fax: 0161 875 2142 e-mail: mlopian@lopiawagner.co.uk

