

# Birmingham

## Park House

### Bristol Road South

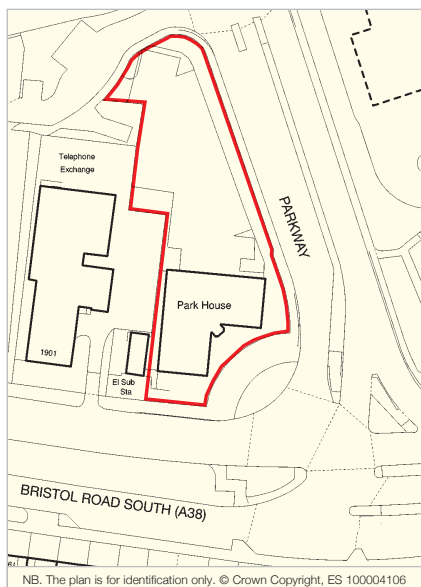
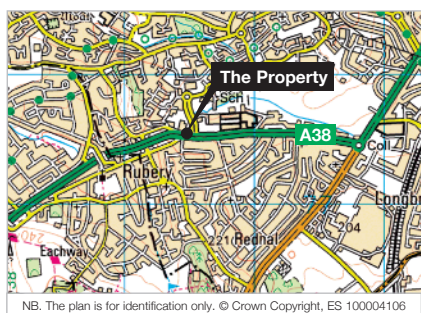
### Rubery

### West Midlands

### B45 9AH

- **Freehold Office Investment**
- Trading as a Regus Serviced Office
- Comprises 1,216.75 sq m (13,097 sq ft) with undercroft and external car parking
- Frontage to the A38 dual carriageway
- Current Rent Reserved **£94,875 pa** with provision for capital repayments and a profit share (1)

**SIX WEEK COMPLETION AVAILABLE**



## Tenure

Freehold.

## Location

Rubery forms part of the West Midlands conurbation and is located some 9 miles south-west of Birmingham city centre and 5 miles north of Bromsgrove. The town is served by the A38 dual carriageway, which links directly with the M5 Motorway (Junction 4) within 2.5 miles and the M42 Motorway (Junction 1) 4 miles.

The property is situated on the north side of the A38 Bristol Road South, at its junction with Parkway.

The property is close to Parklands Business Park, together with a large Morrisons supermarket, an Imax Cinema, Nuffield Health Centre Gym, Frankie & Benny's, Chiquito's, Buzz Bingo and a Premier Inn.

## Description

The property is arranged on lower ground, ground and two upper floors. The property has been subdivided by the tenant to operate as a serviced office providing offices, co-working and meeting rooms together with an undercroft car park with 8 marked spaces. The property has the benefit of air conditioning, male and female toilet facilities on each floor and an 8 person passenger lift. Externally, a further 39 car parking spaces are provided.

The property provides the following accommodation and dimensions:

<b>Lower Floor</b>	<b>32.20 sq m</b>	<b>(347 sq ft)</b>
<b>Ground Floor</b>	<b>388.15 sq m</b>	<b>(4,178 sq ft)</b>
<b>First Floor</b>	<b>397.65 sq m</b>	<b>(4,280 sq ft)</b>
<b>Second Floor</b>	<b>398.75 sq m</b>	<b>(4,292 sq ft)</b>
<b>Total</b>	<b>1,216.75 sq m</b>	<b>(13,097 sq ft)</b>

## Tenancy

The entire property is at present let to BIRMINGHAM PARK HOUSE CENTRE LIMITED for a term of 15 years from 27th June 2017 at a fixed rent of £94,875 per annum.

(1) In addition to the rent, there is provision within the lease for the tenant to pay a capital repayment for initial fitout work contributions. The capital repayments are paid after, and provided certain expenses are discharged in full, at a rate of £17,518.51 per quarter. The capital repayment is guaranteed by Regus plc. The lease contains provisions for a profit share, details of which are contained in the legal pack. The lease contains full repairing and insuring covenants.

## Tenant Information

Website Address:

[www.regus.co.uk/locations/united-kingdom/birmingham-rubery](http://www.regus.co.uk/locations/united-kingdom/birmingham-rubery)

## VAT

VAT is applicable to this lot.

## Documents

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

## Energy Performance Certificate

EPC Rating 67 Band D (Copy available on 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@allsop.co.uk](mailto:viewings@allsop.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 14 Birmingham**.

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

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