



### Tenure

Freehold.

### Location

Smethwick is a town located some 4 miles to the north-west of Birmingham city centre.

The property is adjacent to Junction 1 of the M5 motorway, which provides easy access to the M6. The property is located on the established Hawthorns Business Park and is opposite a densely populated residential area.

More particularly, the property is situated on the west side of Halfords Lane, close to the junction with Halfords Park. Occupiers close by include Sandwell Academy, JCB and Scheff Foods. In addition, The Hawthorns, West Bromwich Albion FC's ground is close by, as is The Hawthorns Rail Station.

### Description

The property is arranged on ground, mezzanine and five upper floors. The property provides a purpose built office having extensive on-site parking. The property has the benefit of a central core with lift, stairs and toilets. The building offers significant asset management potential.

### Planning (1)

The property may lend itself to residential conversion under permitted development rights or a variety of alternative uses subject to obtaining all the necessary consents. All enquiries should be referred to the local authority. [www.sandwell.gov.uk](http://www.sandwell.gov.uk)

### VAT

VAT is applicable to this lot.

### Documents

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

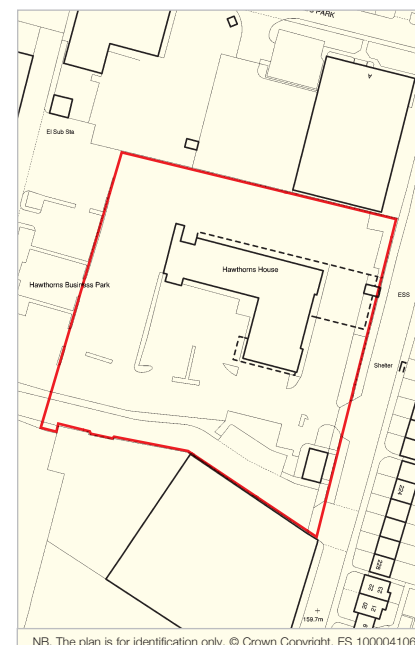
### Energy Performance Certificate

EPC Rating 92 Band D (Copies available on website).

## Smethwick

**Hawthorns House**  
**Hawthorns Business**  
**Park**  
**Halfords Lane**  
**West Midlands**  
**B66 1BB**

- **Freehold Multi-Let Office Investment**
- **Comprising 5,621.05 sq m (60,505 sq ft)**
- **Close to Junction 1 of the M5 motorway**
- **Asset management opportunity**
- **Future redevelopment opportunity (1)**
- **Total Current Gross Rents Reserved**  
**£323,213.63 pa**



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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No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Ground Floor Café	Chris Montgomery (t/a Monty's Café)	Ground Floor 46.45 sq m (500 sq ft)	3 years from 22.12.2016	£6,000 p.a.	Reversion 2019
Ground Floor Mezzanine	Kaleidoscope Plus Group	Ground Floor Mezzanine 337.32 sq m (3,631 sq ft)	Rolling contract from 17.05.2013	Nil	–
Ground Floor Part	FCL Global Forwarding Ltd	Ground Floor Front 222.96 sq m (2,400 sq ft)	5 years from 05.04.2013	£26,000 p.a.	Holding over (negotiations ongoing)
The Old Reception Part Ground/Part First Floor	FCL Global Forwarding Ltd	Ground and First Floor Part 148.64 sq m (1,600 sq ft)	6 years from 01.10.2016 Rent review every 3rd year	£10,000 p.a.	Rent Review 2019
First Floor Rear	Kaleidoscope c/o Black Country Housing	First Floor Rear 623.17 sq m (6,708 sq ft)	Rolling contract from 08.08.2012	£33,362.24 p.a.	–
First Floor Front	Chemex International Ltd	First Floor Front 417.12 sq m (4,490 sq ft)	6 years from 19.03.2013	£35,920 p.a.	Reversion 2019
Second Floor Rear	Ideal for All	Second Floor Rear 157.37 sq m (1,694 sq ft)	3 years from 13.04.2015	£9,317 p.a.	Holding over (negotiations ongoing)
Second Floor Rear (Storage Room)	Ideal for All	Second Floor Rear 26.01 sq m (280 sq ft)	10 months from 07.06.2017	£1,540 p.a.	Holding over (negotiations ongoing)
Second Floor, 1, 2 and Front	Vacant – Kaleidoscope	Second Floor 522.75 sq m (5,627 sq ft)	Rolling contract from 17.05.2013	Nil	–
Second Floor South	Rose of Sharon Care Services	Second Floor South 248.04 sq m (2,670 sq ft)	5 years from 09.05.2016	£17,355 p.a.	Reversion 2021
Third Floor Front	TACT Fostering and Adoption West Midlands	Third Floor Front 206.89 sq m (2,227 sq ft)	5 years from 22.08.2017 Rent deposit £3,578.06	£15,032.25 p.a.	Reversion 2022
Third Floor Rear	Novelis UK Ltd	Third Floor Rear 706.78 sq m (7,608 sq ft)	3 years from 21.09.2015	£55,158 p.a.	Holding over
Fourth Floor Front	Vacant – Kaleidoscope	Fourth Floor Front 403.65 sq m (4,345 sq ft)	Rolling contract from 01.08.2014	Nil	–
Fourth Floor Rear	Kaleidoscope Plus Group	Fourth Floor Rear 605.52 sq m (6,518 sq ft)	Rolling contract from 02.09.2013	Nil	–
Fifth Floor Front	Caretech Holdings Ltd	Fifth Floor Front 433.29 sq m (4,664 sq ft)	6 years from 07.02.2017	£37,000 p.a.	Rent Review 2022
Fifth Floor, Suites 501/506	Vacant – Kaleidoscope Plus Group	Fifth Floor 140.84 sq m (1,516 sq ft)	–	Nil	–
Fifth Floor, Suite 507	Overseas Enterprise Ltd	Fifth Floor 22.39 sq m (241 sq ft)	6 months from 30.04.2018	£4,686 p.a. (inclusive rent)	Reversion 2018
Fifth Floor, Suite 508A	Vacant – Kaleidoscope Plus Group	Fifth Floor 22.20 sq m (239 sq ft)	–	Nil	–
Fifth Floor, Suite 508B	CEAL	Fifth Floor 19.69 sq m (212 sq ft)	6 months from 01.09.2017	£4,240 p.a. (inclusive rent)	–
Fifth Floor, Suite 508C	Common Meeting Room – Void	Fifth Floor 13.19 sq m (142 sq ft)	–	Nil	–
Fifth Floor, Suite 509	Vacant	Fifth Floor 37.25 sq m (401 sq ft)	–	–	–
Fifth Floor, Suite 510	Vacant – Kaleidoscope Plus Group	Fifth Floor 63.54 sq m (684 sq ft)	–	Nil	–
Fifth Floor, Suite 511	Algiz Technology Ltd	Fifth Floor 24.90 sq m (268 sq ft)	1 year from 01.04.2017	£5,066.64 (inclusive rent)	Holding over
Fifth Floor, Suite 512	Mencap	Fifth Floor 21.27 sq m (229 sq ft)	5 years from 18.07.2016	£4,580 p.a.	Reversion 2021
Fifth Floor, Suite 513	Holden & Co Accountants	Fifth Floor 26.10 sq m (281 sq ft)	3 years from 18.07.2016	£5,058 p.a. (inclusive rent)	Reversion 2019
Fifth Floor, Suite 514	APSS Limited (t/a Brass Facilities Ltd)	Fifth Floor 3 Car Parking Spaces 26.10 sq m (281 sq ft)	2 years from 04.09.2017	£5,198.50 p.a. (inclusive rent)	Reversion 2019
Fifth Floor, Suites 515/516	Vacant – Kaleidoscope Plus Group	Fifth Floor 97.45 sq m (1,049 sq ft)	–	Nil	–
Internexus Roof Mast	Internexus Networks Limited	Roof Mast	10 years from 27.07.2016 Rent reviews every third year	£5,000 p.a.	Rent Review 2019
Roof Mast	Arqiva Limited	Roof Mast	10 years from 22.01.2016 Rent reviews in 2019, 2022	£5,500 p.a.	Rent Review 2019
Car Park	West Bromwich Albion FC	Car Park	2 years from 01.08.2015	£36,000 p.a.	Holding over (negotiations ongoing)
Telecoms Equipment	Community Fibre (Corespeed)	–	1 year from 02.01.2016	£1,200 p.a.	Holding over
Units 1-7, Hawthorns Business Park	BLME (UK) GP & BLME Nominees LIFB Ltd	Ground Floor (1)	Deed of covenant – no rent payable	Nil (s/c contribution)	–
100 Halfords Lane	Corbetts Support Solutions Ltd	Ground Floor (1)	Deed of covenant – no rent payable	Nil (s/c contribution)	–
(1) Units on the estate at the back of the building.		<b>Total</b>	<b>5,621.05 sq m (60,505 sq ft)</b>	<b>Total £323,213.63 p.a. (Part Inclusive)</b>	