

lot 20

Rent and Licence Fees
£174,900
per annum
(Gross)
exclusive
with Vacant
Suites to be
Let

Radio House, Aston Road North Birmingham, West Midlands B6 4JA

Freehold Office Investment

- Prominently located multi occupied office building in an established city centre location
- Total floor area approximately 1,090 sq m (11,730 sq ft)
- Substantial on-site parking
- Active management potential
- Nearby occupiers include Staples and the Volvo and Mercedes car dealerships



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WATERLINKS
 DEVELOPMENT UNDER
 CONSTRUCTION

Location

Miles: 1 mile from Birmingham city centre
 88 miles south-east of Manchester
 118 miles north of London

Rail: Birmingham New Street, Birmingham Moor Street and
 Birmingham Snow Hill

Roads: M6, M6 Toll, M5, M42, M40

Air: Birmingham International Airport

Situation

The property is situated opposite the police station and approximately 1 mile from Birmingham city centre, close to the A38(M) Aston Expressway and the Dartmouth Middleway, providing access to the outer ring road. The property is also adjacent to Staples Office Superstore and is close to the newly established Aston Cross Business Park, within the successful Waterlinks development area of Birmingham.

Description

The property comprises a five storey building of approximately 1,090 sq m/11,730 sq ft currently operated as managed offices divided into multi-let suites with additional meeting rooms. The property includes suspended ceilings, perimeter trunking, CCTV, an 8-person passenger lift and air cooling unit in parts. In addition there is a large car park at the rear for approximately 57 cars. The roof covering and insulation was renewed and the fifth floor fully refurbished, to include air-cooling, with such works being completed in December 2008.

Tenure

Freehold.

VAT

VAT is applicable to this lot (and subject to compliance by the buyer with the requirements of the relevant VAT legislation, the transaction may be treated as a TOGC).

Tenancy and accommodation

Suite	Area	Licensee	Licence From	Monthly Licence Fee	Annualised Licence Fee
101	41.81 sq m (450 sq ft)	VACANT			
102	16.72 sq m (180 sq ft)	GAVIN ESUME	19/11/2010	£130	£1,560
103	19.04 sq m (205 sq ft)	BTCV ENTERPRISES LIMITED	01/12/2005	£245	£3,540
104	48.77 sq m (525 sq ft)	LIONHEART INSURANCE SERVICES LTD	02/08/2010	£1,000	£12,000
201-202	168.15 sq m (1,810 sq ft) (comprising all 2nd floor offices)	ASTON COLLEGE LIMITED	01/12/2010	£3,400	£40,800
301-306	144.89 sq m (1,560 sq ft)	VACANT			
305A	19.88 sq m (214 sq ft)	ASPIRE ACCOUNTS LTD & I-FLOW AUTOTECH LIMITED	06/04/2010	£475	£5,700
401A 401B	214.15 sq m (2,305 sq ft) (comprising all 4th floor offices)	ASTON COLLEGE LTD	01/12/2010	£3,400	£40,800
500/501	20.40 sq m (220 sq ft)	JEET SINGH	01/01/2011	£575	£6,900
502/505	58.50 sq m (630 sq ft)	COMPUSERVE LIMITED	01/01/2011	£1,350	£16,200
506-509	85.00 sq m (915 sq ft)	PREMIER RISK MANAGEMENT LIMITED	01/02/2011	£1,500	£18,000
512	13.47 sq m (145 sq ft)	CENAPTECH CONSULTING LTD	01/04/2011	£450	£5,400
Mast		O2		£1,000	£12,000
Mast		T-MOBILE		£1,000	£12,000
Totals	850.78 sq m (9,159 sq ft)			£14,575	£174,900 (1)

(1) Rental deposits are also held from various licences.

(2) Aston College Limited has served notice to determine its two licences effective 21st October 2011.

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