

lot 26

Building 300, Trinity Park, Bickenhall Lane Birmingham, West Midlands B37 7ES

Gross Rent
£125,000
p.a.x.

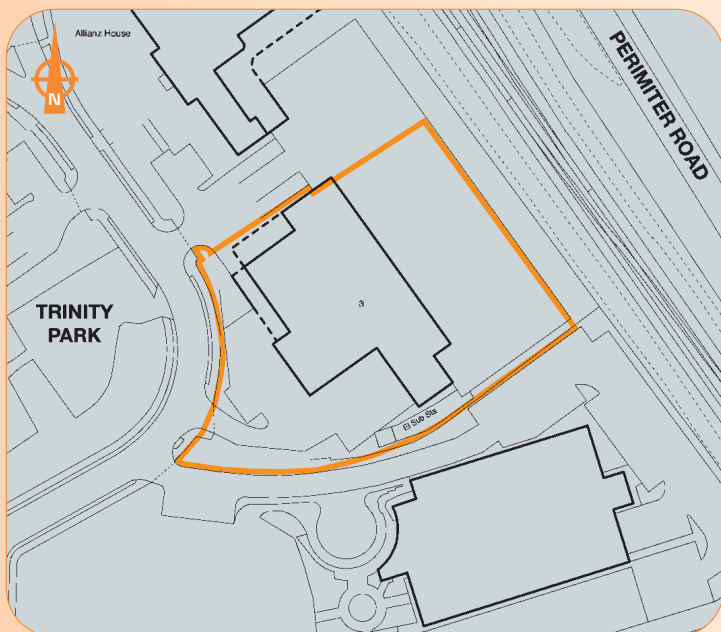
Net Rent
£75,000
p.a.x.

Substantial Highly Reversionary Office
Investment

- Adjacent to Birmingham Airport
- Let on a new 125 year lease until 2138 (subject to option) to a Serviced Office operator

- Highly reversionary let off £2.95/sq ft overall
- Includes 190 car parking spaces
- Six Week Completion Period Available



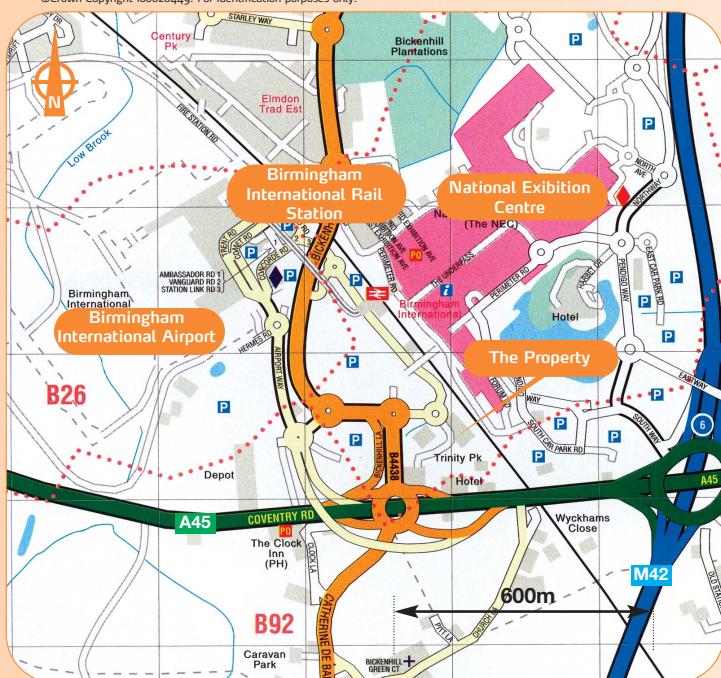


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lot 26

Gross Rent
£125,000
p.a.x.
Net Rent
£75,000
p.a.x.



Location

Miles: 9 miles south-east of Birmingham city centre
Roads: A46, M42 (Junction 6)
Rail: Birmingham International Railway Station (200 metres)
Air: Birmingham International Airport (500 metres)

Situation

Trinity Park is a modern and busy business park strategically situated within walking distance of the communal entrance to Birmingham International Station, Birmingham International Airport and the NEC. The property is prominently situated at the entrance of Trinity Park.

Description

The property comprises a substantial modern office building with office accommodation on the ground, and three upper floors. The offices are highly specified with raised floors, suspended ceilings and air conditioning. The property benefits from a site area of approximately 0.49 hectares (1.2 acres) providing site coverage of approximately 34% and car park for approximately 190 cars.

Tenure

Long Leasehold. Held for a term of 125 years from January 2013 at a current rent reserved of £50,000 per annum exclusive. The head lease provides for the rent to be increased every 7th year to 10% of the Estimated Rental Value.

VAT

VAT is applicable to this lot.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reviews
Ground	Offices, Gym, Café/Restaurant	910.42 sq m (9,800 sq ft)	OMNIA TRINITY LIMITED (1) (2)	125 years from January 2013 until 2138 (4) on a full repairing and insuring lease	£125,000	2020 and 7 yearly (3) to 25% of Estimated Rental Value
First	Offices	1,093.89 sq m (11,774 sq ft)				
Second	Offices	1,116.09 sq m (12,013 sq ft)				
Third	Offices	806.63 sq m (8,683 sq ft)				
Totals		3,927.03 sq m (42,270 sq ft)			£125,000	

- (1) Omnia currently operates several serviced office centres. For more information see www.omniaoffices.com
- (2) The tenant has sublet part of the first floor with 25 car parking spaces to Regis Inventory Specialists Limited and the second floor and 39 car parking spaces to PM Project Services Limited.
- (3) The lease provides for the rent to be increased every 7th year to 25% of the Estimated Rental Value of the property.
- (4) The lease provides for a tenant option to determine the lease after the 49th year of the lease.

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