

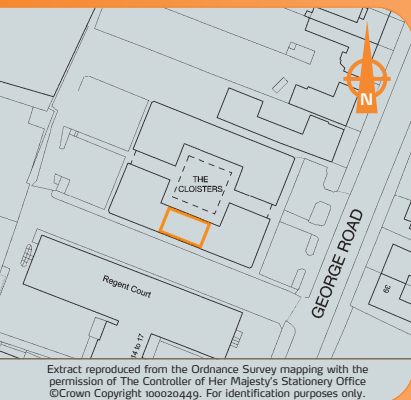
lot 43

Unit 5 The Cloisters, 11/12 George Road Edgbaston, Birmingham B15 1NP

Rent
£16,155
per annum
exclusive

Long Leasehold Office Investment

- Affluent Birmingham City suburb
- Benefits from on-site car parking
- Well established office location with excellent transport communications



Location

Miles: 1 mile south-west of Birmingham City Centre
Roads: A4540, A456, M5 (Junctions 2 & 3), M6 (Junction 6)
Rail: Five Ways Railway Station (approx. 3 mins to Birmingham New Street)
Air: Birmingham International Airport

Situation

The property is located in the affluent Birmingham suburb of Edgbaston, 1 mile south-west of the City Centre, home to the Edgbaston Test Cricket Ground. The property is situated on the west side of George Road off the busy A450 Birmingham ring road in close proximity to Five Ways Railway Station with direct links to Birmingham New Street and City Centre providing access to the International Convention Centre and National Indoor Arena.

Description

The property comprises self-contained office accommodation on the ground and first floors and benefits from four car parking spaces. The property forms part of The Cloisters Courtyard office development comprising ten office buildings.

Tenure

Long Leasehold. Held for a term of 125 years (less 3 days) from March 1986 until 21st March 2111 at a current rent reserved of £200 p.a.x., subject to £50 p.a.x. increases every 10 years from 2027.

VAT

VAT is applicable to this lot.

Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Review
Ground & First	Office	161.93 sq m (1,743 sq ft)	SHAW AND UNDERWOOD (ADVERTISING SERVICES) LTD (1)	10 years from 01/03/2014 until 2024 on a full repairing and insuring lease (2)	£16,155	01/03/2019
Totals		161.93 sq m (1,743 sq ft)			£16,155	

- (1) Shaw and Underwood are a full service communications and public relations agency, working in PR agency, advertising, direct marketing, digital media and events for both national and international clients. (Source: www.shawandunderwood.co.uk)
(2) The lease provides for a tenant option to determine on 1st March 2019 on providing six months' notice.

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