



TO LET

2,659 sq ft (247.02 sq m)

Ground floor office suite

**2450 Regents Court,
The Crescent,
Birmingham Business Park,
Birmingham,
B37 7YE**

- Open plan office suite
- Excellent on-site car parking
- Refurbished to a high standard

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0121 233 2330

Property details – 2450 Regents Court

Description

The premises comprise an open plan ground floor office suite that has been refurbished to a high standard.

The suite benefits from the following specification:

- Suspended ceilings with recessed lighting (PIR Controlled)
- Raised access floor
- Air conditioning
- New carpets and redecoration throughout

Car parking

The property benefits from 15 designated car parking spaces.

Tenure

The property is available to let on a new lease directly from the Landlord.

Business rates

The suite has a rateable value of £34,500 with rates payable of £17,216 per annum (2020/2021).

Interested parties are advised to make their own enquiries with the Local Authority (Solihull) for verification purposes.

Service charge

A service charge is payable towards maintenance of the external fabric, common areas and the wider estate.

Full details are available from the agent.

Energy Performance Certificate

TBC.

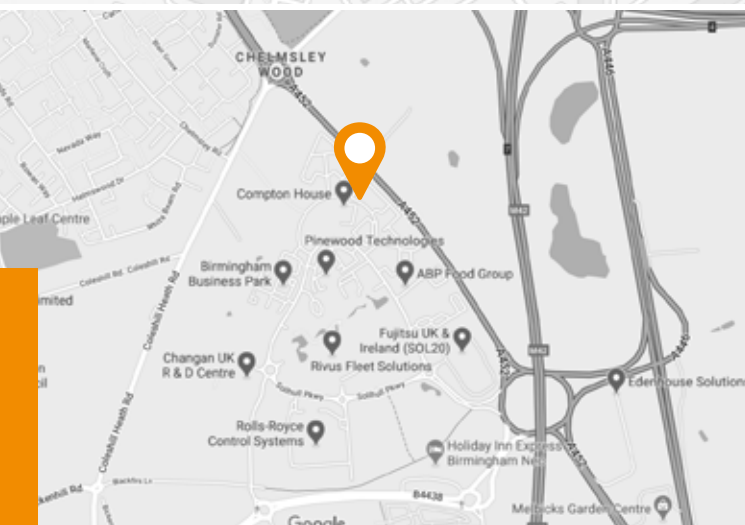
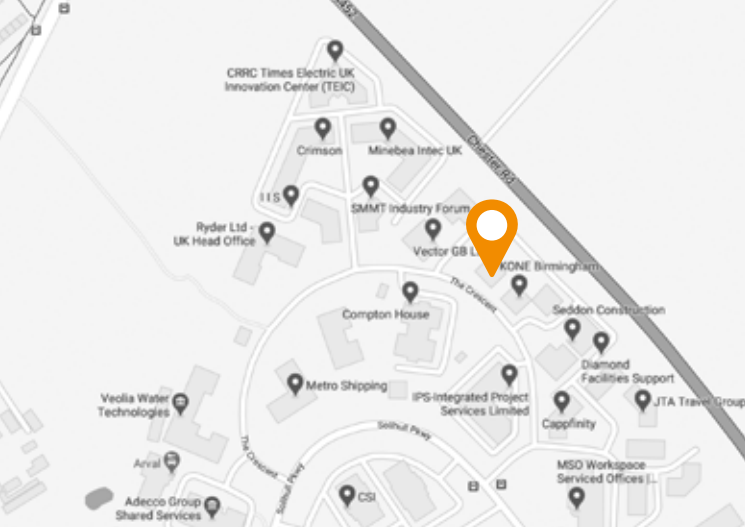
Legal costs

Each party is to bear their own legal costs incurred in the transaction.

Viewings

Strictly by appointment with the agents.





Location details

**2450 Regents Court,
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Birmingham Business Park is situated 9 miles to the east of Birmingham City Centre, 13 miles to the west of Coventry and 3 miles north of Solihull. The Business Park is the most established out-of-town location in the West Midlands and boasts an impressive range of occupiers.

The road communications are excellent, being situated just off Junction 6 of the M42 which provides access to M6/M6 Toll Road, M40 and the M5. Birmingham International Airport and International Railway Station are within close proximity together with the National Exhibition Centre.



**For further information
and to arrange a viewing,
please contact:**

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