



TO LET

2,329 sq ft (216.37 sq m)

Self-contained 1st floor offices

**2426 Regents Court,
The Crescent,
Birmingham Business Park,
Birmingham,
B37 7YE**

- Self-contained office suite with own entrance
- On site car parking
- Established business park location
- Excellent access to motorway network

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0121 233 2330

Property details – 2426 Regents Court

Description

2426 Regents Court provides a self-contained office suite at first floor level with its own dedicated access at ground floor level and benefits from the following specification:

- Comfort cooling/heating
- Raised access floors for ease of voice, power and data cabling
- Suspended ceilings and recessed lighting
- Double glazed powder coated windows
- Ladies, gents and disabled WC's

The park benefits from 24 hour security team, CCTV coverage, ANPR, and on site management team.

Accommodation

First Floor	2,329 sq ft	216.37 sq m
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Car Parking

14 dedicated car parking spaces.

Tenure

Leasehold on a new lease directly from the landlord.

Rent

From £19.50 per sq ft.

Business rates

The property has a rateable value of £40,000 and estimated rates payable of £19,960 per annum for the year 2023/24. Applicants should check these figures with the rating authority.

Service charge

A service charge is levied for the up keep of the main structure and external areas. Further details available from the agents.

Energy Performance Certificate

D79.

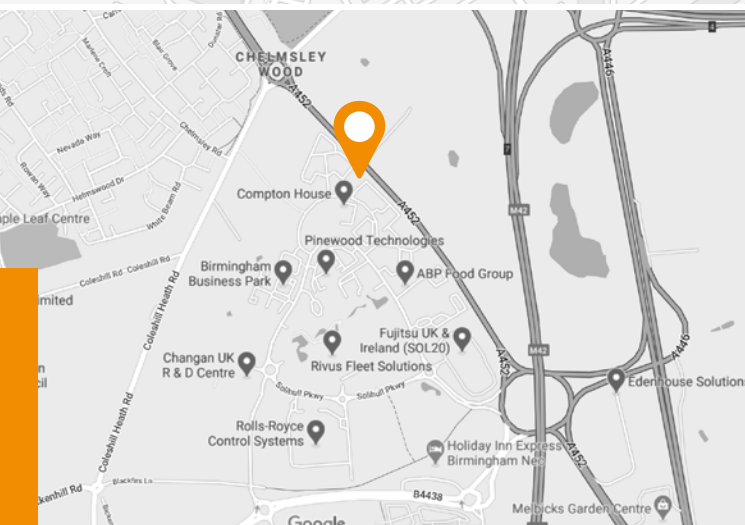
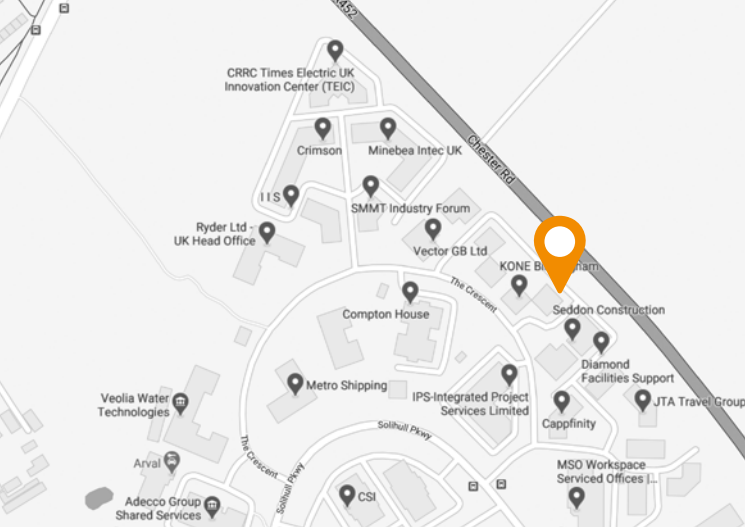
Legal costs

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

VAT

VAT is payable on the rent and service charge.





Location details

**2426 Regents Court,
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Birmingham Business Park is situated 13 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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