

OFFICES TO LET

2222-2226 The Crescent
Birmingham Business Park
Solihull
B37 7YE

1,577 to 4,807 sq ft (146.50 to 446.58 sq m)
27 Car Parking Spaces
March 2020



Location

Birmingham Business Park is centrally located close to both Junction 6 of the M42 and Junction 4 on M6 of the M42 and Junction 4 of the M6. Accordingly the park benefits from multiple connections to the midlands motorway network and easy access to Birmingham city centre. Birmingham International Railway Station and Birmingham Airport are minutes from the park offering excellent national and international connections.

The park offers a prestigious office location and is home to occupiers such as Rolls Royce, Cannon and Fujitsu.

Description

2222 to 2226 (evens) comprises a terrace of 3 self contained office buildings. The buildings benefit from the option to interlink units or let on an individual basis. Each building benefits from 9 car parking spaces (1 per 177 sq ft).

Specification

- Suspended Ceilings
- Category II Lighting
- Central Heating
- Double Glazed windows
- 24 Hour Access
- Partially Air Conditioned
- Existing fit out

Tenure

The property is available on a new Full Repairing & Insuring lease for a term to be agreed.

Accommodation

Unit	Sq Ft	Sq M	Rent Per Annum	Park and Plot Service Charge Per Annum	Rates Payable Per Annum	Total Cost Per Annum
2222	1,616	150.13	£26,664	£2,650	£9,485	£38,799
2224	1,614	149.95	£26,631	£2,646	£9,474	£38,751
2226	1,577	146.51	£26,020	£2,586	£9,256	£37,862
Total of 3 Units	4,807	446.59	£79,315	£7,882	£28,215	£115,412

Quoting Rent

From £16.50 per sq ft.

Business Rates

Rates payable on £5.87 per sq ft 2019/2020.

Interested parties should make their own enquiries with the Local Authority.

Service Charge

The park and plot service charge is currently £1.64 per sq ft (2019).

Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

EPC

The Energy Performance Asset Rating is E119 The EPC certificate is available on request.

VAT

VAT if applicable will be charged at the standard rate.

Viewing

Strictly by prior appointment with the sole agents.

For further information or an appointment please contact:

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