



# FOR SALE

**VACANT  
SELF-CONTAINED  
OFFICE PREMISES**

**CONNECT HOUSE  
SMALL HEATH  
BUSINESS PARK  
TALBOT WAY  
BIRMINGHAM  
B10 0HJ**

ON BEHALF OF JOINT ADMINISTRATORS

**WATLING**  
REAL ESTATE



# HIGHLIGHTS

- VACANT LONG-LEASEHOLD OFFICE PREMISES
- SUBSTANTIAL CAR PARK WITH 285 SPACES AND ADDITIONAL YARD / STORAGE AREA
- LOCATED ON A45, AN ARTERIAL ROUTE INTO BIRMINGHAM, WITHIN 3 MILES OF THE CITY CENTRE
- SUITABLE FOR OWNER OCCUPATION
- EXCELLENT CONNECTIVITY TO M6, M42 AND A38(M)
- SIGNIFICANT ASSET MANAGEMENT AND REDEVELOPMENT POTENTIAL
- 42,638 SQ FT ON LARGE 3.80 ACRE SECURE SITE
- SITE BENEFITS FROM EXISTANT PLANNING CONSENT FOR CONSTRUCTION OF ADDITIONAL WAREHOUSE
- OFFERS IN THE ORDER OF £3 MILLION INVITED FOR THE LONG-LEASEHOLD INTEREST



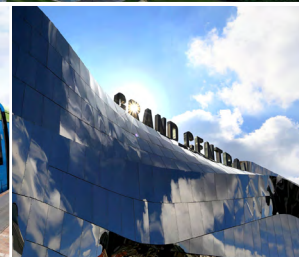
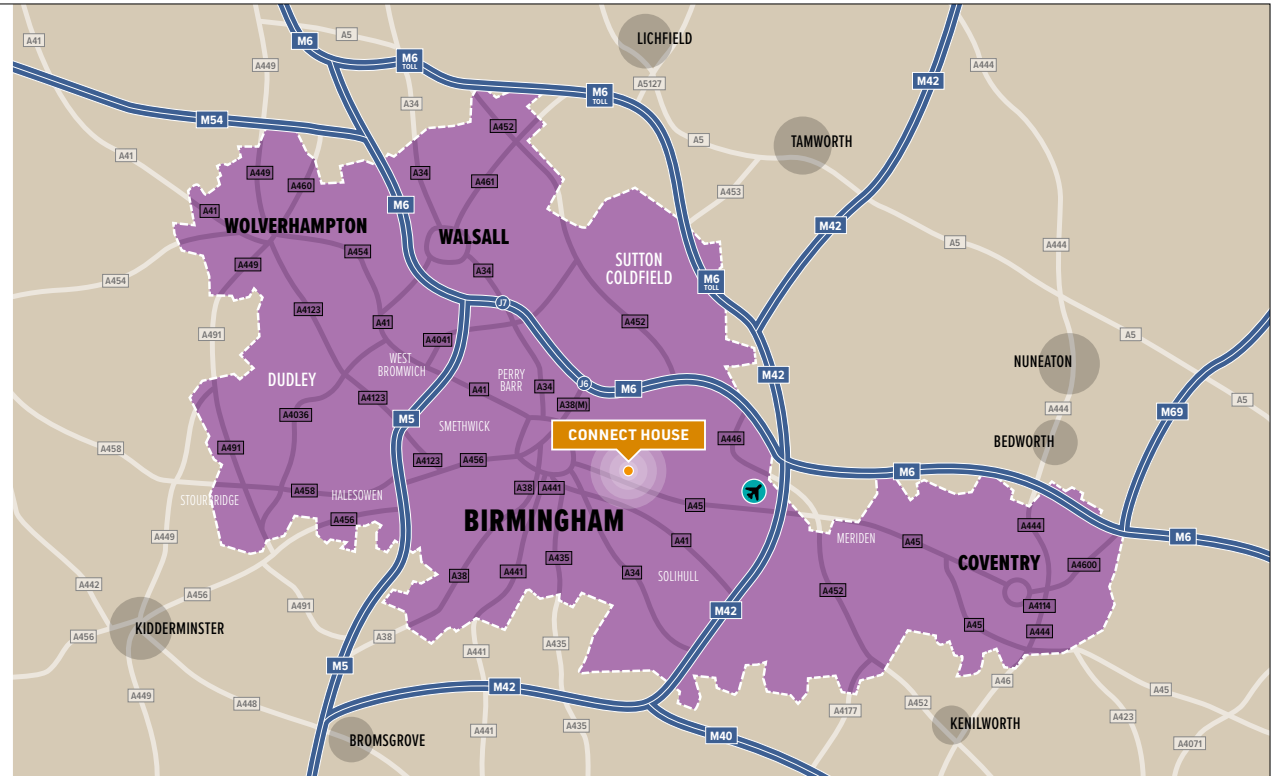
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## LOCATION

- Birmingham is centrally located within the Midlands region, benefitting from excellent connectivity and accessibility to the national road and motorway networks.
- The M5, M6, M42 & M40 Motorways are all in close proximity of the city, providing easy access to the North (Manchester 86 miles /c.2 hour drive time), South (London 126 miles/c.2 hours 30 minutes drive time), East and West.
- Birmingham International Railway Station and Airport are located approximately 10 miles to the east of the city, providing regular direct transport links to London as well as other cities and international locations.
- The Property is located on Small Heath Business Park, a mixed office and industrial location off the A45 trunk road, approximately 3 miles to the east of Birmingham City Centre.
- The A45 leads directly to Birmingham Airport and Junction 6 of the M42, approximately 7 miles to the east, and connects with the City Centre ring road circa 2 miles to the west.
- The City Centre ring road connects with the A38(M) and subsequently Junction 6 of the M6 (within 5 miles of the property).



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## THE PROPERTY

**THE PROPERTY COMPRISES A TWO STOREY  
SELF-CONTAINED OFFICE BUILDING ON A SECURE  
3.80 ACRE SITE, WITH SUBSTANTIAL CAR PARK.**



The building is of steel frame construction with a mix of brick and corrugated metal sheet elevations, double glazed aluminium framed windows, and a corrugated pitched roof.

Internally, the property is split into 2 wings, accessible via a main reception. The property provides predominantly open-plan office accommodation, offering the potential for single-occupancy or sub-division. Specification generally comprises carpeted floors, with raised access to parts, a suspended

ceiling with CAT II lighting, partial perimeter trunking, air conditioning units and central heating with wall-mounted panel radiators.

Each floor benefits from independent welfare facilities. There is a passenger lift, and 3 principal staircases between the floors, aiding sub-division potential.

Externally, the large car park is of tarmacadam and concrete construction, with 285 spaces. There is also a concrete yard area to the western boundary.



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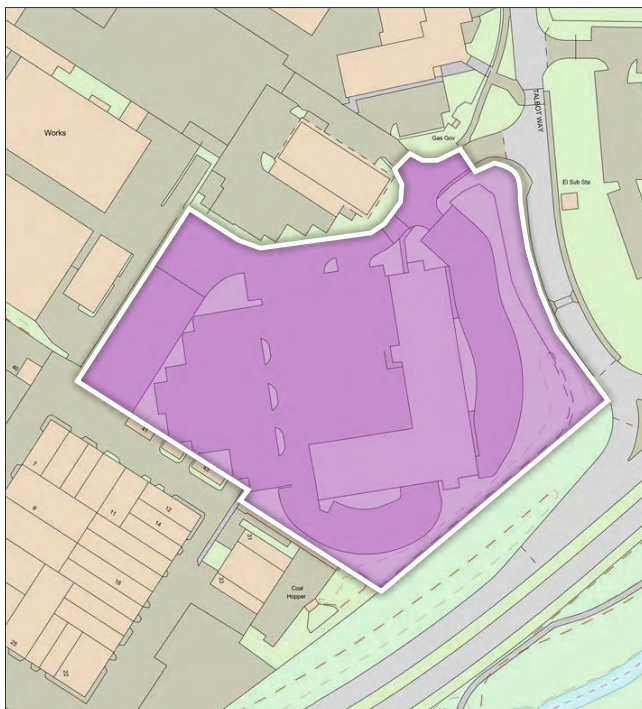


## ACCOMMODATION

The property provides the following approximate net internal area:

AREA	SQ M	SQ FT
Ground	1,948.70	20,976
First	2,012.47	21,662
<b>TOTAL</b>	<b>3,961.17</b>	<b>42,638</b>

### SITE PLAN



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# PLANNING + TITLE + BUSINESS RATES

## PLANNING

It is understood that the property has consent for Use Class E under amended Use Classes Order 2020.

There is extant planning consent for the construction of an additional storage/distribution building (planning ref: 2020/09219/PA) extending to approximately 23,142 sq ft (2,150 sq m) granted in July 2021.

The property is situated in an area designated as a *Core Employment Area*.

Employment uses will be supported in such locations, including Research and Development & Light Industrial (Use Class E), General Industrial (Use Class B2), Storage and Distribution (Use Class B8) along with other uses appropriate in industrial areas.

The property falls within the boundary of the Bordesley Park Area Action Plan, which seeks to regenerate the east Birmingham area via significant investment and new development.

## TITLE

The property is held on a sub long-leasehold basis under title no. WM858531.

The lease expires in September 2139, offering over 116 years unexpired. The rent payable under the lease is a peppercorn.

A copy of the lease is available within the Marketing Pack.

## BUSINESS RATES

### DESCRIPTION:

Rateable Value:

### OFFICES AND PREMISES

£475,000

Rates payable (23/24):

£243,200 p.a.

Interested parties to rely on their own enquiries with the local authority.



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## FURTHER INFORMATION

### EPC

The property has an EPC rating of D (93).

### MARKETING PACK

A copy is available upon request.

### SERVICES

We understand all mains services are connected, but none have been tested. Interested parties are to rely on their own enquiries.

### COSTS

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

### VAT

Prices quoted exclusive of VAT.

### VIEWINGS

Strictly by appointment with Watling Real Estate.

### OFFERS

**Offers in the order of £3 million** invited for the long-leasehold interest.



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# CONTACTS

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**WATLING**  
REAL ESTATE

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- Identification and verification of ultimate beneficial owners.
- Satisfactory proof of the source of funds for the buyers / funders / lessee.

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June 2023

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