

2425 & 2426 THE CRESCENT, BIRMINGHAM BUSINESS PARK, SOLIHULL, B37 7YE
2,271 SQ FT & 2,329 SQ FT



- Part vacant / part income producing investment opportunity
- Prime M42 Office Location
- Premier Landscaped Business Park
- Located in Close Proximity to Birmingham Airport, Birmingham International Railway Station and the NEC

LOCATION

Birmingham Business Park is set within 148 acres of mature parkland and provides 1.9m sq ft of high quality office space and is home to over 100 occupiers including EE, Beiersdorf, Aero Engine Controls, Fujitsu and IMI. The Park is a secure managed environment benefiting from 24/7 on-site security, ANPR & CCTV. Excellent IT connectivity is present with BT & Virgin the main providers.

The Park is accessed via J4 of the M6 or J6 of the M42 and is adjacent to the National Exhibition Centre, Birmingham Airport and Birmingham International Railway Station.

DESCRIPTION / SPECIFICATION

The property comprises a two storey, self contained office premises benefiting from the following specification:

- Suspended ceilings (Mineral Fibre Tiles)
- LG 7 Lighting
- Raised Access Floor
- Gas Central Heating
- Male, Female Toilets
- 13 & 14 Car Parking Spaces Respectively

ACCOMMODATION

	SQ M	SQ FT
2425	210.98	2,271
2426	216.37	2,329
Total	427.35	4,600

TENURE

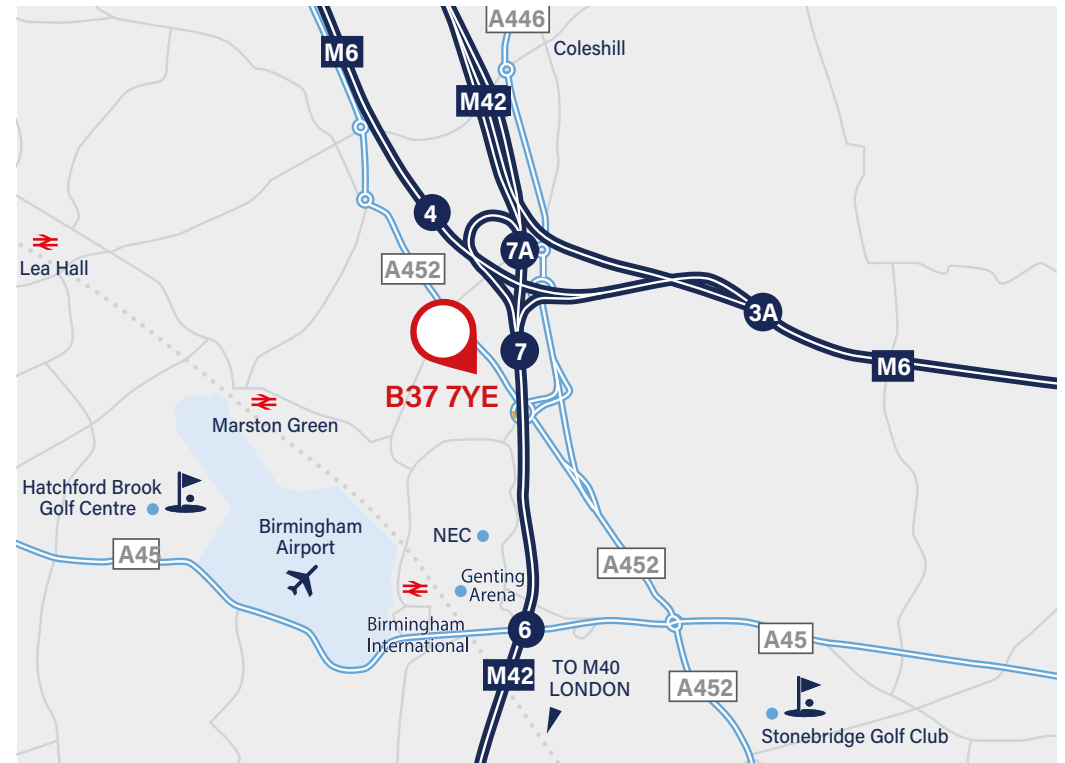
The premises are available on a freehold basis with the benefit of the lease / income detailed right.

QUOTING PRICE

£1,150,000 exclusive

EPC

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TENANCY SCHEDULE

	TENANT	SIZE (SQ FT)	LEASE COMMENCEMENT	LEASE EXPIRY	PASSING RENT
2425	Kone Plc	2,271	03/07/20	02/07/2030	£40,900
2426	Vacant	2,329	N/A	N/A	N/A



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VIEWINGS

James Darby
Darby Key Property

0121 647 3541 07951 147 417
james.darby@darbykey.co.uk

Chris Keye
Darby Keye Property

0121 647 3541 07951 147 421
chris.keye@darbykey.co.uk

darbykeye.co.uk

Darby Keye

0121 647 3541