



FOR SALE

Bond Wolfe
bw



Substantial investment opportunity (with development potential) in prominent location

**Cambrai Court, 1229-1235 Stratford Road, Hall Green,
Birmingham B28 9AA**

£2,750,000

KEY FEATURES

Substantial & distinctive Freehold building with grounds and car parking.

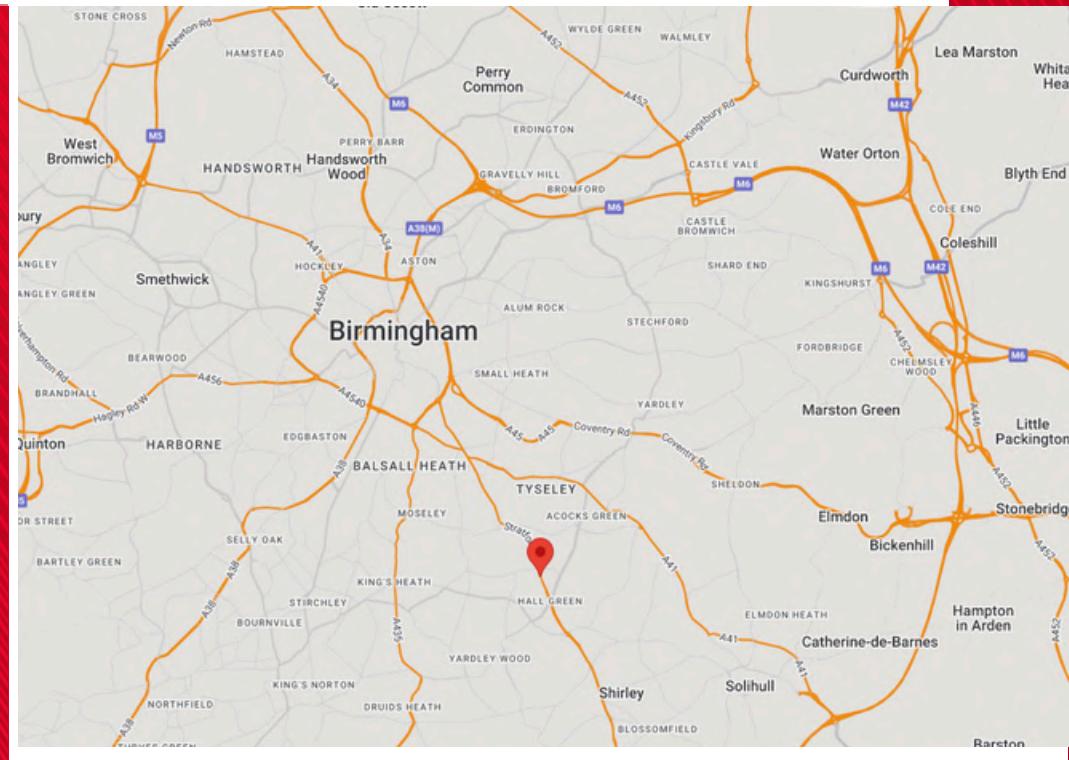
Approx. 10,259 sq.ft. (953.50 sq.m.) set in 0.55 acre (or thereabouts).

High quality office accommodation throughout with large car park to front & rear.

Producing £382,329 per annum.

Huge scope for rental growth & further development possibilities.

Offers based on £2,750,000 are sought for the freehold interest.



LOCATION

Cambrai Court occupies a most prominent position on the main A34 Stratford Road in the heart of Hall Green, just 6 miles south of Birmingham City Centre, which is Reachable in 9 mins from Hall Green train station.

Hall Green is a densely populated Suburb and is within relatively short proximity to Shirley High Street and Solihull Town Centre.

Access to the local motorway network is provided by Junction 4 of the M42 motorway (circa 3 miles southeast). and easy access to the new HS2 station, represents an ideal opportunity for investment .

Cambrai Court is also situated outside of the Clean Air Zone charges with a host of local amenities on the doorstep including Waitrose & Costa.

DESCRIPTION

Cambrai Court is a substantial imposing property with high quality features throughout. The property currently operates as a large multi-let office complex in the Birmingham suburb of Hall Green and comprises five offices buildings and lends itself to a variety of configurations . The unlisted property extends internally to approximately 10,259 sq. ft.

(953.50 sq. m) of refurbished offices set in a site of some 0.55 acres or thereabouts. Each of the individual properties enjoy their own entrance and all have dedicated on site car parking with a total of 39 car park spaces to the front and rear of the property.

Internally, the offices provide meticulously kept character accommodation, to include all the contemporary and modern amenities required by businesses today, with WC and kitchen facilities to all floors. Tenants have access to a refurbished 12-person boardroom with wi-fi access and there are a wide variety of office suites sizes across Cambrai Court ensuring all requirements can be catered for.



ACCOMMODATION

1229 Stratford Road

Ground Floor	4 Office Suites, Communal Board Room, Boiler Room, WC's and Kitchen Facilities
First Floor	5 Office Suites, WCs and Kitchen Facilities
Second Floor	3 Further Office Suites with WC and Kitchen Facilities

1229A Stratford Road

Ground Floor	Large open plan office with managers office, WCs and Kitchen Facilities
First Floor	4 Offices, Store, WCs and Kitchen Facilities

1231-1233 Stratford Road

Ground Floor	4 Office Suites, WC and Kitchen Facilities
First Floor	5 Office Suites, Store, WCs and Kitchen Facilities

1235 Stratford Road

Ground Floor	2 Office Suites, Store, WC and Kitchen Facilities
First Floor	3 Office Suites and Store

1229 Stratford Road

Two recently converted, predominantly open plan high quality office suites (Garden Suite 1 & Garden Suite 2), each with their own separate access, WC's and Kitchen Facilities (via the rear of Cambrai Court).

1229 Stratford Road

The property is set back beyond a front car park with side access side leading to the rear car park & grounds. To the rear of 1229 Stratford Road, there is lawned grounds, ideal as an outbreak area. There is also potential to create an additional 7 car parking spaces in this area. To the rear of the car park is a garage currently leased with 1235 Stratford Road for further storage/archive space.

The rear of the property provides excellent scope for additional development, subject to planning consent.

CAR PARKING ALLOCATION

Property	Number of spaces allocated
1229	16
1229A	6
1231 -1233	7
1235	5
Garden Suite 1	2
Garden Suite 2	3

TENANCY DETAILS

A full breakdown of the tenancy schedule is available within the marketing pack. A summary of the current income and potential income is provided below:-

Property	Tenants	Current Rent PA	ERV	Comments
1229	Multiple Tenants (breakdown available upon request)	£135,328*	£187,800	Multi-let on semi-serviced basis
1229A & Garage	First Mats Ltd	£74,016	£74,016	5 years from 1/2/2023
1231	Void	-	£41,400	-
1233	Corps Security	£24,719	£24,719	10 years from 2018 (increases to £26,202 in May 2027)
1235	Void	£38,143	£70,200	Vendor 12 month top up at previous passing rent
Garden Suite 1	CBL	£22,800	£33,600	5 years from June 2024 - review at June 2027
Garden Suite 2	UK Cloud	£36,000	£36,000	2 years from June 2025 with annual rent reviews
Total		£330,286	£467,735	
Recharge Income**		Current Income PA		
Broadband		£5,016		* 1229 is run on a semi serviced office basis and rents include utilities. A full breakdown of income and expenditure is available within the marketing pack & access is available upon request.
Electricity		£12,697		
Gas		£6,161		
Insurance		£6,517		
Telephone		£4,796		** Recharge income is derived from landlords services provided to the serviced office occupiers.
Water		£3,121		
Window Cleaning		£929		
Misc		£12,806		
Total		£52,043		
Total Income Per Annum		£382,329		

ASSET MANAGEMENT OPPORTUNITIES

- Drive serviced office rents upwards by implementation of 1200mm desk configuration
- Regear of existing leases to drive rental growth.
- Develop the rear of the property to provide further office accommodation or
- Residential accommodation (subject to planning consent). Majority of leases in 1229 are now on Yearly upward only rent reviews
- Splitting 1231 & 1235 Suites into 11 x individual offices

PRICE

Offers based on £2,750,000 for the Freehold interest , subject to the existing tenancies.

TENURE

Freehold, subject to the existing tenancies.

EPC

The property has an EPC rating of C & D.

VAT

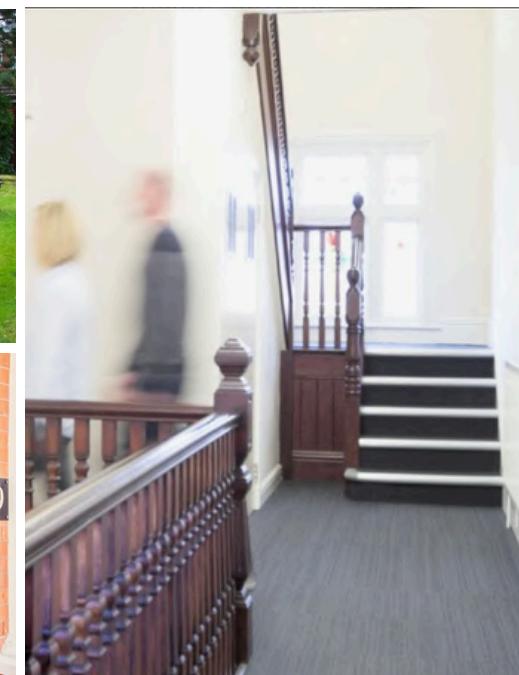
The property is elected for VAT but it is anticipated the sale will be treated as a TOGC.

LEGAL COSTS

Each party is to be responsible for their own legal costs that may be incurred in this transaction.

ANTI-MONEY LAUNDERING

In accordance with anti-money laundering regulations, two forms of identity and confirmation of the source of funding will be required from the successful purchaser.



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