



For Sale

Hamilton House, 2 Lawley Middleway, Birmingham, B4 7XL.



FOR INDICATIVE PURPOSES ONLY

- Prime development opportunity opposite Eastside Locks
- Substantial industrial premises with offices, yard and car park
- 29,000 sq ft (2694.16 sq m)
- Long Leasehold

LOCATION

The property occupies a prominent position fronting the A4540 Lawley Middleway, Birmingham Inner Ring Road and provides a direct link to the A38(M) at Dartmouth Circus and Birmingham City Centre 1 mile to the West. The property sits in the direct vicinity of Eastside Locks and University Locks, part of the Eastside redevelopment, which forms part of the wider Birmingham Big City Plan. It is a vision to encourage and support Birmingham's continuing transformation into a world class city.

The expansion of the City Core eastwards will see opportunities for mixed-use development, including office, residential, learning and leisure space. Acting as the main focus, the Eastside City Park will deliver a linear route through the area joining a series of new squares and development opportunities. Future proposals for the new High Speed 2 rail terminus will provide a significant catalyst for regeneration.

Eastside is a central focus for regeneration activity in the city centre that has brought about the removal of the 'concrete collar' at Masshouse and the emergence of the area as a location for knowledge, skills and innovation. It has both great potential for accommodating the expansion of City Core uses through major mixed-use development alongside the established science, technology and learning activities. It has long been seen as an area in which to expand the City Core, delivering major change through mixed-use developments in the area south of Jennens Road.

The future for Birmingham is Eastside Locks and its immediate surrounds, forming part of Eastside, Birmingham's major regeneration project. This vibrant new quarter for the city will create a mixed use, sustainable community combining the very best business park, retail and leisure facilities with modern day living.

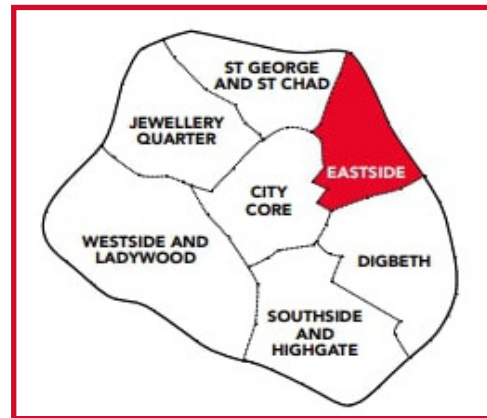
Eastside Locks is a 13 acre regeneration project creating a vibrant new quarter with retail, leisure, living and business working together to form a new community. Stunning landscaping forms an integral part of the design with the canal creating a unique waterfront destination. The development will consist of over 700,000 sq ft of Grade A office accommodation, 350,000 sq ft of residential combined with retail and leisure facilities, only a short walk to Birmingham's vibrant city centre.

DESCRIPTION

The property comprises a substantial industrial unit with prominent frontage to the inner ring road and being within walking distance to Eastside and the Science Park. The building comprises two storey brick-built office to the front with reception area and a number of cellular and open plan offices with welfare facilities. The rear warehouse is arranged across three bays being of portal frame construction with full height brick elevations surmounted by a pitched insulated roof incorporating translucent roof lights. The warehouse benefits from excellent eaves height, craneage, concrete flooring and high bay lighting. Two loading doors provide access to the rear yard off Great Brook Street. Externally the property benefits from a forecourt car park to the front and rear gated yard area providing valuable offstreet loading access.

DEVELOPMENT POTENTIAL

The site is considered suitable for a variety of uses and there is excellent scope for redevelopment of the site, subject to planning consent. All planning enquiries should be directed to with Birmingham City Council on 0121 303 1115.



ACCOMMODATION

The property comprises of the following Gross Internal Areas (approx):

Sq Ft	Sq M
29,000	2694.17

TENANCY

The offices at the property are let to AFJ Limited from 01/12/2021 and can be terminated with 30 days notice. The current rental income is £70,000 per annum, payable quarterly in advance.

TENURE

Long leasehold with circa 68 years remaining. There is potential to extend the lease term, subject to discussions with Birmingham City Council.

EPC

Available upon request.

VAT

We are advised that VAT is payable, although it is anticipated that the transaction will be dealt with by way of a TOGC.

LEGAL COSTS

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

PRICE

Offers in the region of £3,000,000 are sought.

FURTHER INFORMATION

For further information please contact:

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