



Substantial office investment & owner occupier opportunity in sought after location

For Sale

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

AVAILABLE AS A WHOLE OR INDIVIDUALLY BY NEGOTIATION

- Substantial & distinctive Freehold Edwardian 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
- Currently part let producing £241,866 per annum, with potential for £339,162 pa once fully let
- Huge scope for rental growth & owner occupier possibilities
- Available as a whole or individually by negotiation



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 Edwardian 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.

ASSET MANAGEMENT OPPORTUNITIES

- Let the remainder of the office space to the ERV of £339,162 per annum
- Regear of existing leases
- Develop the rear of the property to provide further office accommodation or residential accommodation (subject to planning consent)
- Conversion of the boardroom to further lettable office space
- Owner occupy in part



ACCOMMODATION

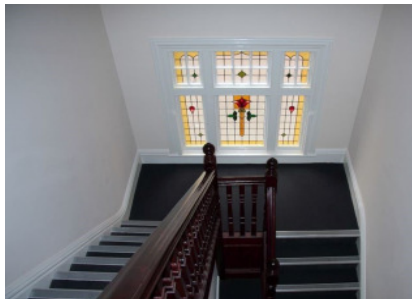
1229 Stratford Road:	
Ground Floor:	4 Office Suites, Communal Board Room, Boiler Room, WCs and Kitchen Facilities
First Floor:	5 Office Suites, WCs and Kitchen Facilities
Second Floor:	3 Further Office Suites with WC and Kitchen Facilities
1229A Stratford Road:	
Ground Floor:	Large open plan office with 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
“Garden Suites”:	
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).	
External:	
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

PLANS

Copies of plans for the buildings and car park are available upon request.



TENANCY DETAILS

A full breakdown of the tenancy schedule is available upon request and a summary of the current income and potential income is provided below:-

PROPERTY	CURRENT RENT PA	ERV	COMMENTS
1229 STRATFORD ROAD	£108,870	£141,162	Multi let with one suite currently void.
1229A STRATFORD ROAD	£24,000	£58,000	Multi let with 41% currently let. Void offices would particularly suit owner occupiers.
1231-1233 STRATFORD ROAD	£25,000	£55,000	Multi let with 45% currently let. Void offices would particularly suit owner occupiers.
1235 STRATFORD ROAD (& Garage)	£38,000	£38,000	Fully let to Cox Cooper Ltd (Law firm).
GARDEN SUITE 1	£19,596	£20,000	Let to CBL till Jun 2024.
GARDEN SUITE 2	£26,400	£27,000	Let to Teledyne till June 2025.
TOTAL	£241,866	£339,162	

* Any rolling tenancies, in 1229, are subject to either 6 or 12 month notice period with annual rent reviews.

**Utilities are included in the rent at 1229 Stratford Road.

***There is potential for additional income of £20,400 per annum if the boardroom were to be let as office space.

COVENANTS

Cox Cooper Ltd Solicitors - A well established, long standing law firm, who have been in occupancy at Cambrai Court for over 20 years,

Corps Security - Formed in 1859, Corps are the oldest security company in the world and occupy Cambrai Court as their regional head office.

Teledyne - A designer and manufacturer of high performance cameras and optics-based solutions for scientific research. They are a New York Stock Exchange listed company (symbol TDY) with offices worldwide.

A full list of tenants is available within the tenancy schedule upon request.

PRICE

Offers in excess of £2,950,000 plus Vat are sought for the Freehold interest of Cambrai Court as a whole. Alternatively, offers are invited for properties individuals as follows:-

PROPERTY	PRICE (exclusive of VAT)
1229	£1,200,000
1229A	£580,000
1231/1233	£600,000
1235 (and garage)	£450,000
Garden suites	£500,000



TENURE

Freehold, subject to the existing tenancies.

VALUE ADDED TAX

Ground floo,

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.

EPC

The property has an EPC rating of C & D.

CONTACT

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