



Substantial office investment & owner occupier opportunity in sought after location

For Sale

1229 Stratford Road, Hall Green, Birmingham, B28 9AA.

Image of Cambrai Court

- Distinctive Freehold Edwardian building with car parking
- Approx. 3,424 sq.ft. (318.25 sq.m.) over two floors
- High quality office accommodation throughout with multiple tenants
- Currently part let producing £108,870 per annum, with potential for £141,162 pa once fully let
- Currently operates as semi serviced office accommodation
- Ideal for owner occupier with the benefit of rental income



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

The property comprises a delightful end terrace property within a parade of Edwardian properties, enjoying numerous character features. 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 (which can be converted to provide further lettable office space)and there are a wide variety of office suites sizes across Cambrai Court ensuring all requirements can be catered for. The property benefits from 16 on site carparking spaces.

ASSET MANAGEMENT OPPORTUNITIES

- Let the remainder of the office space to the ERV of £141,162 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

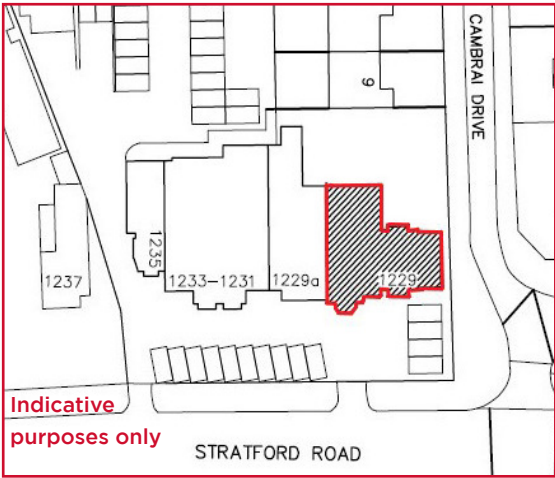
PLANS

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



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
16 allocated car parking spaces	





TENANCY DETAILS

The property is multi-let to a variety of high-quality occupiers. The current passing rent is £108,870 with scope to increase this to £141,162 per annum, once fully let

* 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.

PRICE

Offers in excess of £1,200,000 are sought for the freehold interest, representing a Net Initial Yield of 8.45%, with a revisionary yield of 11.11% once fully let.

TENURE

Freehold, subject to the existing tenancies.

VALUE ADDED TAX

We are advised that VAT is applicable, and payable in addition to the purchase price, although it is anticipated that 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.

EPC

Available upon request.

CONTACT

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