

For Sale

Headquarters office building

**Unit E, Pinewood,
Bell Heath Way,
Woodgate Valley Business Park,
Birmingham, B32 3BZ**



Approximately 10,952 sq ft (1,017 sq m)

- Rare long leasehold opportunity
- Excellent communication links
- Headquarters office building
- Generous car parking



Location

Woodgate Valley Business Park is an established commercial development situated south east of Junction 3 of the M5 motorway. From the park, access to Junction 3 of the M5 is 1.8 miles away whilst Birmingham City Centre lies 5 miles to the east.

The building is strategically located for access to the M5, M6 and M42 motorways.

Woodgate Valley Business Park houses a range of commercial occupiers including Lander Automotive, Ishida Europe, TNA Europe Packaging and Heads & All Threads Fasteners.

Description

Pinewood comprises a semi-detached modern building with office accommodation set over ground and first floors.

Specification

The building benefits from the following specification:

- Comfort cooling
- Perimeter trunking
- Category II lighting
- 2 x male and female WCs on each floor

Accommodation

The building totals 10,952 sq ft of net internal office accommodation.

Car Parking

The building has the benefit of 44 car parking spaces (1:247 sq ft).

Tenure

The building is held on a long leasehold basis from Birmingham City Council for a period of 125 years from 26th November 1992 at a peppercorn rent.

Price

Available on application.

Business rates

The purchaser will be responsible for the payment of business rates from completion of the sale. Details are available on request.

Estate Charge

The purchaser will be responsible of the estate service charge from completion of the sale. Details upon application.

EPC

The building has an Energy Performance rating of D (89).

Legal Costs

Each party to bear their own legal costs incurred in the transaction.

Viewings

Strictly by appointment with the joint agents:

KWBB

Malcolm Jones

Email: mjones@kwboffice.com

Tel: 0121 233 2330

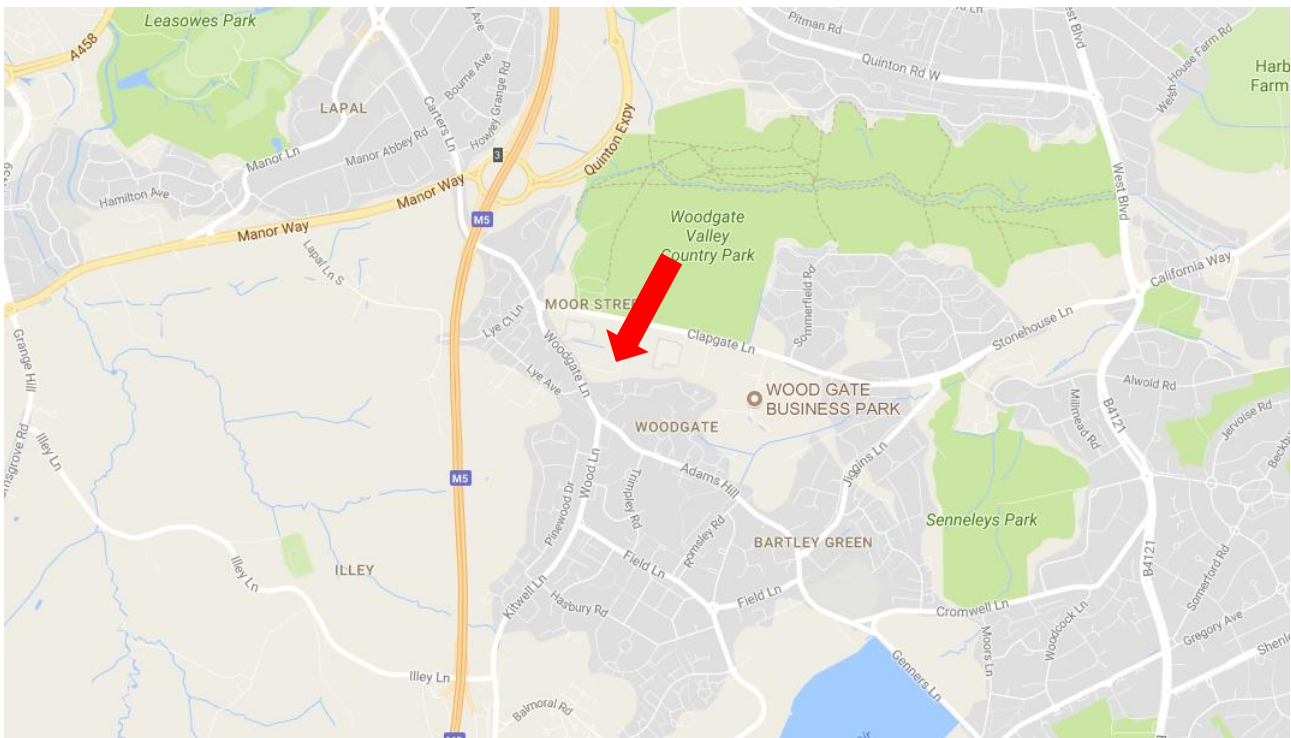
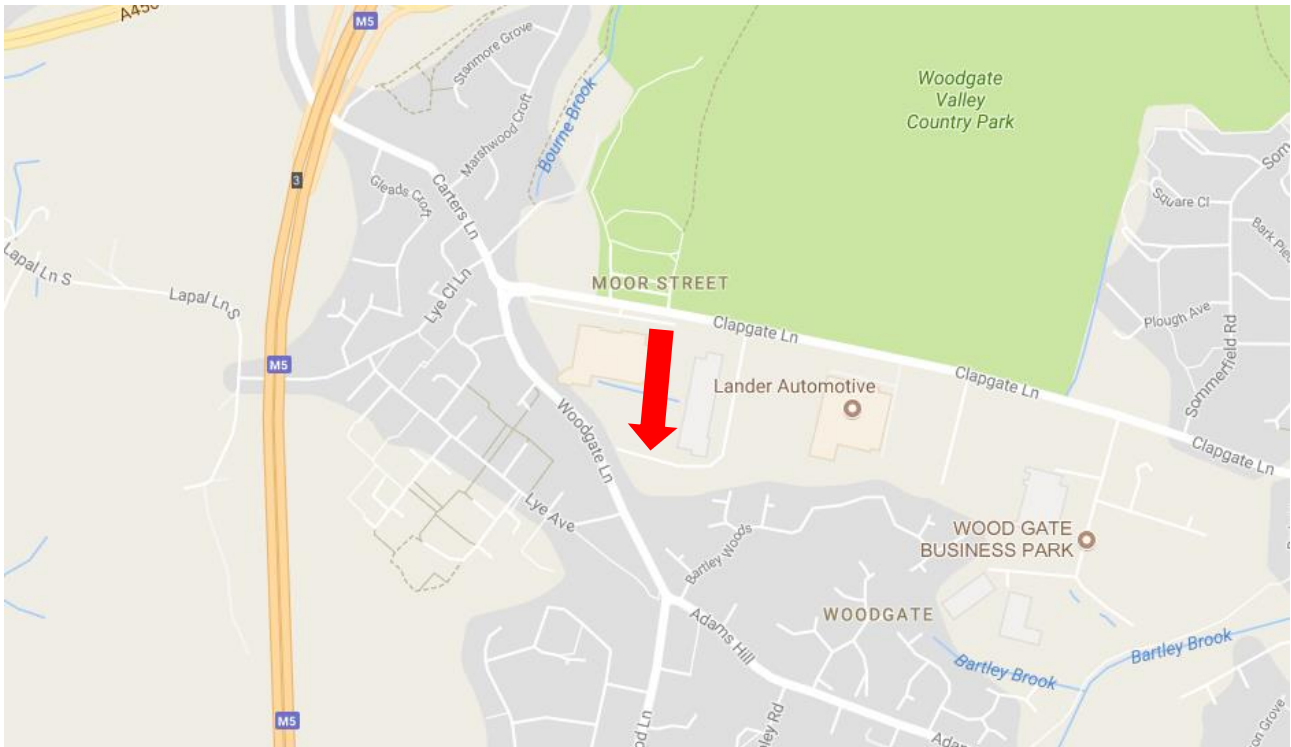
GJS Dillon

John Dillon

Email: johndillon@gjsdillon.co.uk

Tel: 01905 28684





Misrepresentations Act

The Misrepresentations Act 1967 and Property Misdescriptions Act 1991 – Conditions under which particulars are issued KWB (and their joint agents where applicable) for themselves and for the vendors or lessors of this property for whom they act, give noticed that:

- i. These particulars are a general outline only, for guidance of prospective purchasers or tenants, and do not constitute the whole of any part of an offer or contract.
- ii. KWB cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy.
- iii. No employee of KWB (and their joint agents where applicable) has authority to give any warranty to enter into any contract whatsoever in relation to the property.
- iv. Rents, prices, premiums and services charges quoted in these particulars may be subject to VAT in addition.
- v. Subject to contract