

# HEADQUARTER OFFICE BUILDINGS

**TO LET** INDIVIDUALLY OR TOGETHER



## TRIDENT COURT

SOLIHULL PARKWAY, BIRMINGHAM BUSINESS PARK, SOLIHULL B37 7YN

From 15,428 to 41,926 sq ft (1,433 to 3,895 sq m)  
229 car parking spaces



# DESCRIPTION

Trident Court comprises three detached office buildings one of which is now let, the two remaining are available either individually or together. Building 2920, the largest of the buildings, is laid out over three floors and building 2940 has accommodation over two floors.

More particularly each building is of steel frame construction with part brick and flat panel cladding system, with some sandstone exterior, pitched tiled roof and double glazed windows. Internally the buildings have;

- Fully raised access floors;
- Suspended ceiling with recessed lighting;
- Floor to ceiling height of 2.735m (average);
- Combined heating and cooling system.

Each building provides large open floor plates planned around a central core.



# ACCOMMODATION

The premises has been measured in accordance with the RICS code of measuring practice 6th addition:

Building	Sq Ft	Sq M	Parking Allocation
2920	26,498	2,461.7	145 spaces
2940	15,428	1,433.3	84 spaces
2960	LET	-	-
<b>Total</b>	<b>41,926</b>	<b>3,895</b>	<b>229 spaces</b>

## STORAGE ACCOMMODATION

There is an additional single storey storage facility to the rear of the premises. This is brick built, with flat roof, which incorporates bicycle storage, general storage and shower block. On a gross internal basis, this provides a further circa 1,000 sq ft of accommodation. This building has been developed over a number of parking spaces allocated to building 2920. The building can be removed or reused.



Image shows refurbished building 2940



# 2940

The building has recently undergone a full refurbishment, thus creating two open floor plates around a central core with new carpets and redecoration throughout, plus overhaul and part replacement of M&E. Further details upon request.



## EPC

The EPC is available upon request and the premises both have an EPC rating of E, Unit 2920 (119) and Unit 2940 (121).

## TENURE AND DISPOSAL STRATEGY

Our client has two coterminous leases in place which expire in May 2016. We can therefore discuss short term sub-lets or alternatively we are able to offer new leases for longer terms in association and agreement with the landlord of these buildings, with whom we have already had early discussions. Further details on request.

## BUSINESS RATES

The original three buildings were assessed as one with a total RV of £850,000. Any incoming tenants should make their own enquiries with the local authorities concerning relevant rates payable at the time of any occupation. Our client is in the process of getting the buildings separately assessed.

## SERVICE CHARGE

An estate and plot service charge is levied by the Landlord, which includes the upkeep of the landscaped car parking area. Details upon request.

## LEGAL COSTS

Each side will be responsible for their own legal costs.

## VAT

VAT is paid on rents and service charge.

***Subject to Contract.***





## LOCATION

Trident Court is located on the prestigious out of town office location of Birmingham Business Park, south east of Birmingham City and close to Birmingham Airport, Birmingham International Railway Station and the NEC. The Park thus has excellent access to the national motorway network being 1 mile south west of junction 7 of the M42 and junction 4 of the M6, plus approximately 1 mile north of junction 6 of the M42 (the NEC turn-off). Direct access to the Park is via the A452 Chester Road.

Established in the 1980s, Birmingham Business Park is one of the most highly considered out of town office parks in

the Midlands, hosting an impressive range of occupiers including EE, Beiersdorf, Aero Engine Controls and Fujitsu amongst others.

The Controls & Data Services Facility, part of the Rolls Royce Group are having a 250,000 sq ft combined HQ offices, R&D and manufacturing facility constructed on plot 5000, due for completion end of 2014.

Trident Court is located off Solihull Parkway, the main loop road on the estate.

Occupiers also have access to discounted membership at the nearby Hilton LivingWell gym within the NEC. The NEC holds regular business events throughout the year and has on-site hotel, conference facilities and a crèche.



**Postcode: B37 7YN**

## Viewings & Further Information

By appointment with the sole letting agent:

**Philippa Pickavance -**  
0121 454 4676  
pp@philippapickavance.co.uk

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