



2 BROMWICH COURT

COLESHILL B46 1JU



MULTI LET OFFICE FOR SALE

27,363 sq ft (2,542 sq m)



M6, M6 Toll and M42
motorways within 2 miles



3 storey office



107 car parking spaces



INVESTMENT SUMMARY

- Modern office building arranged over three floors which extends 27,363 sq ft.
- Strategically positioned off Gorsey Lane in Coleshill which provides easy access to both Junction 9 of the M42 and Junction 4 of the M6.
- Multi-let to three tenants producing an annual income of £218,488 reflecting a low rent of £12.50 per sq ft.
- WAULT to expiry of 3.49 years and to 3.04 years to break.
- 107 car parking spaces reflecting a ratio of 1 space per 258 sq ft.
- Freehold







PROPOSAL

Offers are invited in the region of **£1,950,000**. A purchase at this level reflects a **Net Initial Yield of 11.20%** and a **low capital value of £71.26 per sq ft**, assuming purchaser's costs of 6.59%.

DESCRIPTION

2 Bromwich Court is a semi detached purpose built office building that sits within a secure gated site, with a dedicated car park to the front and a well maintained garden to the rear.

The office suites have all been refurbished benefiting from the following specification:

-  Raised access floor/under floor trunking with floor boxes
-  Carpeted throughout
-  Double glazed PVC windows
-  Suspended ceiling with inset flat LED panel/LG3 lighting
-  Air conditioning throughout
-  Communal ladies and gents WC facilities on each floor



TENANCY SCHEDULE

2 Bromwich Court is 64% let to three tenants with a WAULT of 3.48 years to expiry and 3.04 years to break.

UNIT	SQ FT	TENANT	LEASE START	LEASE EXPIRY	REVIEW	BREAK	£ PER SQ FT	RENT	NOTES
Ground Floor	9,813	Vistry Group	14/09/2018	13/09/2028			£12.50	£122,663.00	39 Parking Spaces
First Floor - Suite A	6,333	Vacant					£0.00		25 Parking Spaces
First Floor - Suite B	3,868	IntuECO Limited	29/11/2024	28/11/2029		29/11/2027	£12.50	£48,350.00	14 Parking Spaces. Mutual break option.
Second Floor - Suite A (Loft Style)	3,551	Vacant							14 Parking Spaces
Second Floor - Suite B	3,798	R Stahl Limited	01/08/2021	31/07/2031	01/10/2025	01/08/2026	£12.50	£47,475.00	10 Parking Spaces plus 5 on a licence for £500 per space
Total	27,363							£218,488.00	



Former Fit Out



2 BROMWICH COURT COLESHILL

TENANCIES



STAHL (COMPANY NUMBER 01046854)

R. Stahl Limited is a UK private limited company incorporated in 1972 and part of the German R. Stahl AG group, a global specialist in explosion-protected electrical and automation technology. The company supplies explosion-proof equipment, control systems, lighting and safety solutions for hazardous environments, serving industries such as oil and gas, chemicals, and pharmaceuticals, and has operated in the UK for over 50 years as part of the wider R. Stahl brand, which dates back to the late 19th century.

DUNN & BRADSTREET SCORE **2A2**

Vistry Group

VISTRY PARTNERSHIPS (COMPANY NUMBER 00800384)

Vistry Partnerships Limited is a UK construction and property development company within Vistry Group plc, focused on delivering mixed-tenure housing through partnerships with housing associations, local authorities and institutional investors. The wider Vistry Group was formed in 2020 through the merger of Bovis Homes, Linden Homes and Galliford Try's Partnerships business, and expanded further in 2022 with the acquisition of Countryside Partnerships, strengthening its partnerships-led housing strategy across the UK.

DUNN & BRADSTREET SCORE **5A2**

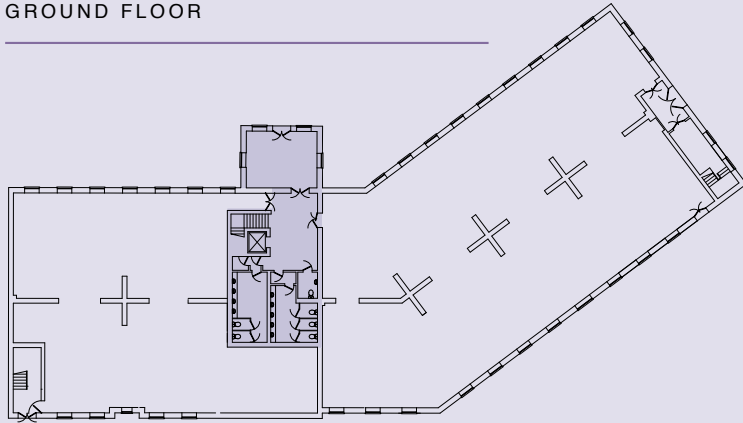


intuECO (COMPANY NUMBER 13172674)

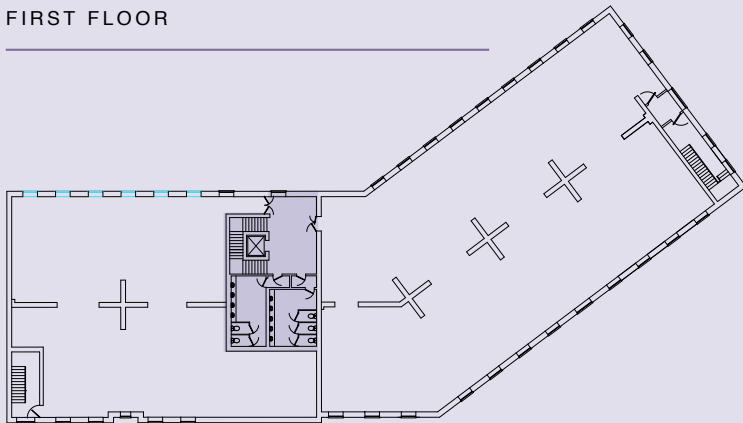
intuECO Ltd is a UK-based environmental consulting and home energy-efficiency company (incorporated on 2 February 2021, originally named ECO Home Experts Ltd before rebranding to intuECO) that helps households access government-backed energy efficiency funding such as the Energy Company Obligation (ECO) schemes to install measures like loft and cavity wall insulation, solar PV and upgraded heating systems at no direct cost to qualifying homeowners. The business draws on over 15 years of experience in ECO/CERT delivery, partnering with accredited installers to deliver improvements that reduce fuel bills and carbon emissions, and has supported thousands of UK homes through schemes like ECO4 introduced in 2022.

DUNN & BRADSTREET SCORE **1A2**

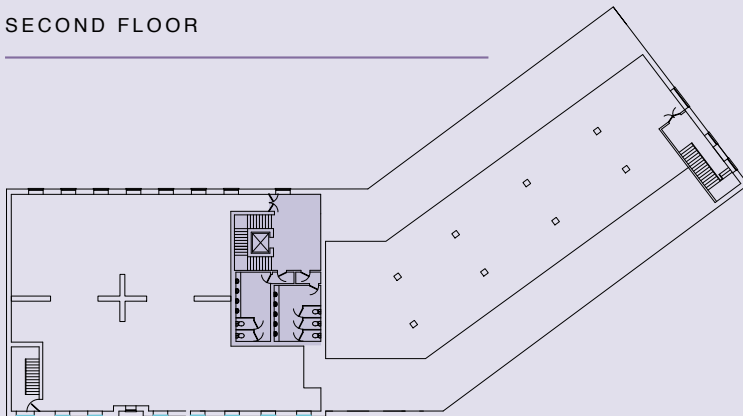
GROUND FLOOR



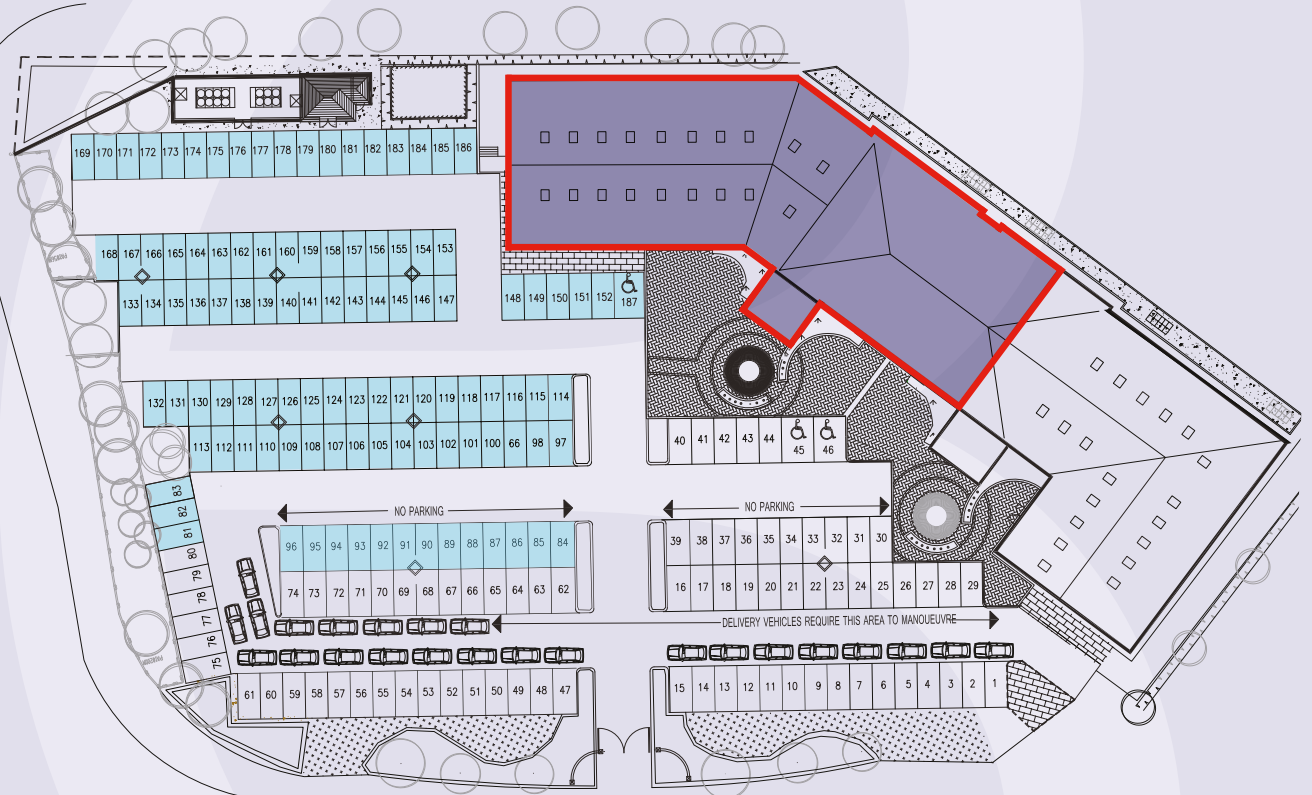
FIRST FLOOR



SECOND FLOOR



2 BROMWICH COURT COLESHILL





TENURE

The property is Freehold.

SERVICE CHARGE

The landlord levies a variable service charge for the upkeep of the main structure and communal areas of the building. The current service charge is £5.72 per sq ft which includes the contribution towards the wider estate charge of £1.22 per sq ft.

CAR PARKING

The building provides 106 car parking spaces at a ratio of 1 per 258 sq ft

EPC

EPC rating of B(50).

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For further information or to view, contact:



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