



BUILDING300



TO LET:- 1,715–5,659 sq ft

Building 300, Trinity Park, Birmingham Airport,
Junction 6, M42, Solihull B37 7ES

**AVISON
YOUNG**

LOCATION

Trinity Park is one of the best locations for a business in Midlands. It is adjacent to Birmingham International Airport which serves over 21 European destinations, Middle East and Central Asia.

Birmingham International Rail Station is a shortwalk away and provides routes to:

- **Birmingham City Centre** (11 mins).
- **London Euston** (1 hr 14 mins).
- **Manchester Piccadilly** (2hr 2 mins).
- **Liverpool** (2hrs 16 mins).
- **Coventry** (10 mins).

Motorway access is via junction 6 of the M42 which in turn provides access to the Midlands motorway network. It is approximately:

- **8 miles from Birmingham City Centre.**
- **4 miles from Solihull Town Centre.**
- **1 mile to J6 M42.**

Trinity Park's prestigious occupiers include leading hi-tech and service companies such as Beiersdorf, Balfour Beatty, Connect Group and Lloyd's Register.



DESCRIPTION

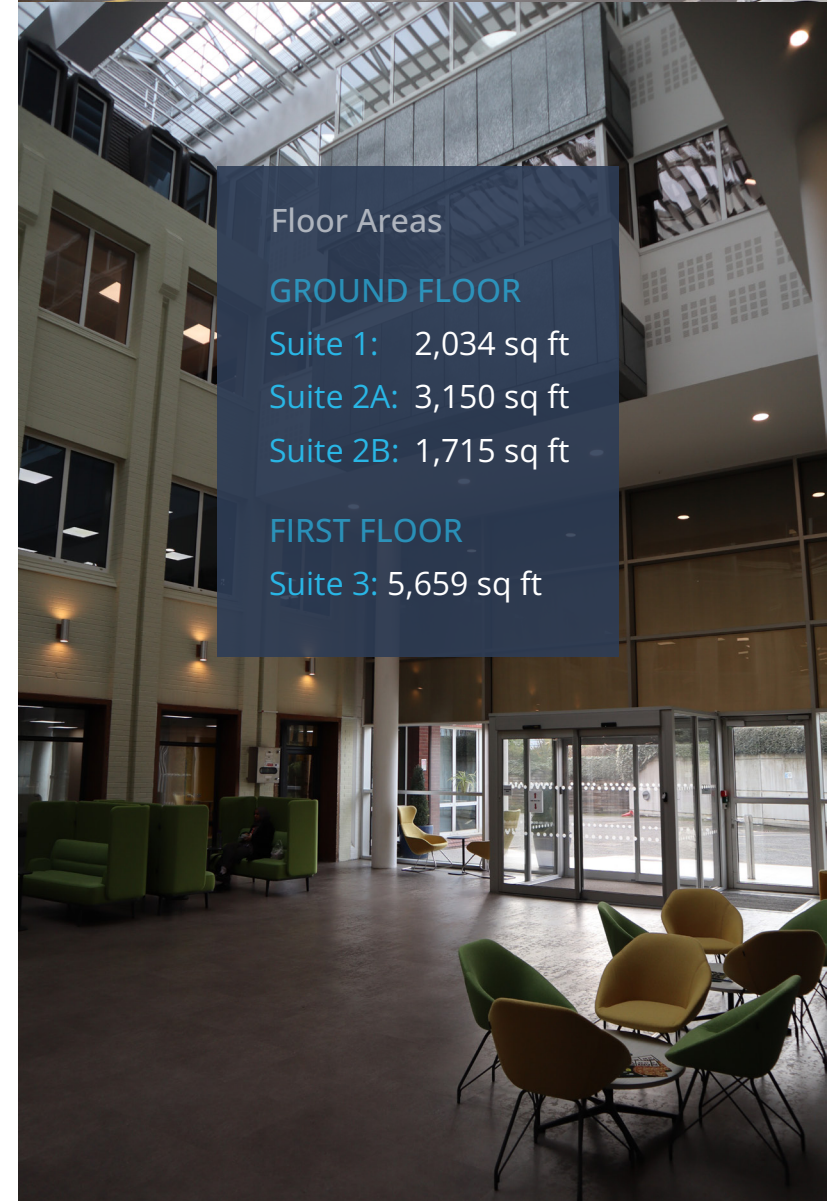
Building 300 at Trinity Park is a self-contained office building arranged over ground and three upper floors.

The property is accessed via a large full height manned reception/lobby area which contains two passenger lifts providing access to all levels and there is a separate access to the rear sub-level car park. The reception is manned 24 hours a day with 7 day access via a concierge. Upper floor office space is accessed via lift lobbies on each floor which benefit from both male and female WCs.

The office provides high quality accommodation briefly including:

- Carpeted floors.
- Comfort cooling.
- Suspended ceiling with recessed LED lighting.
- Raised floors.
- Parking ratio of 1:298 sq ft.

In addition, at ground floor level, the building has a small gymnasium accessible from the recently refurbished concierge manned reception.



Floor Areas

GROUND FLOOR

Suite 1: 2,034 sq ft

Suite 2A: 3,150 sq ft

Suite 2B: 1,715 sq ft

FIRST FLOOR

Suite 3: 5,659 sq ft

BUSINESS RATES

The ingoing tenant or purchaser will be responsible for local authority rates. We would recommend that any interested parties contact the local authority to confirm the exact Business Rates.

Estimated Rates Payable:- £6.62 per sq ft per annum.

SERVICE CHARGE

The tenant will be responsible for the payment of a service charge to cover the costs of landlord's services provided £7.50 per sq ft.

TERMS

The accommodation is available by way of a new full repairing and insuring lease on terms to be agreed.

QUOTING RENT

First Floor

Suite 3: **£19.50** per sq ft per annum

Ground Floor

Suite 1: **£16.50** per sq ft per annum

Suite 2A & 2B: **£19.50** per sq ft per annum

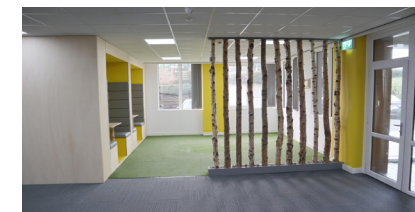
GROUND FLOOR

Suite 1:
2,034 sq ft



GROUND FLOOR

Suite 2A:
3,150 sq ft
or
Suite 2A & 2B:
4,865 sq ft



**GROUND
FLOOR**

Suite 2B:
1,715 sq ft

or

Suite 2B & 2A:
4,865 sq ft



**FIRST
FLOOR**

Suite 3:
5,659 sq ft



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**If you would like to know
more please get in touch.**

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- 2) Identification and verification of ultimate beneficial owners.
- 3) Satisfactory proof of the source of funds for the Buyers / funders / lessee.

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