



T4

Trinity Park

Birmingham, B37 7ES

Prime M42 Development Site For Sale

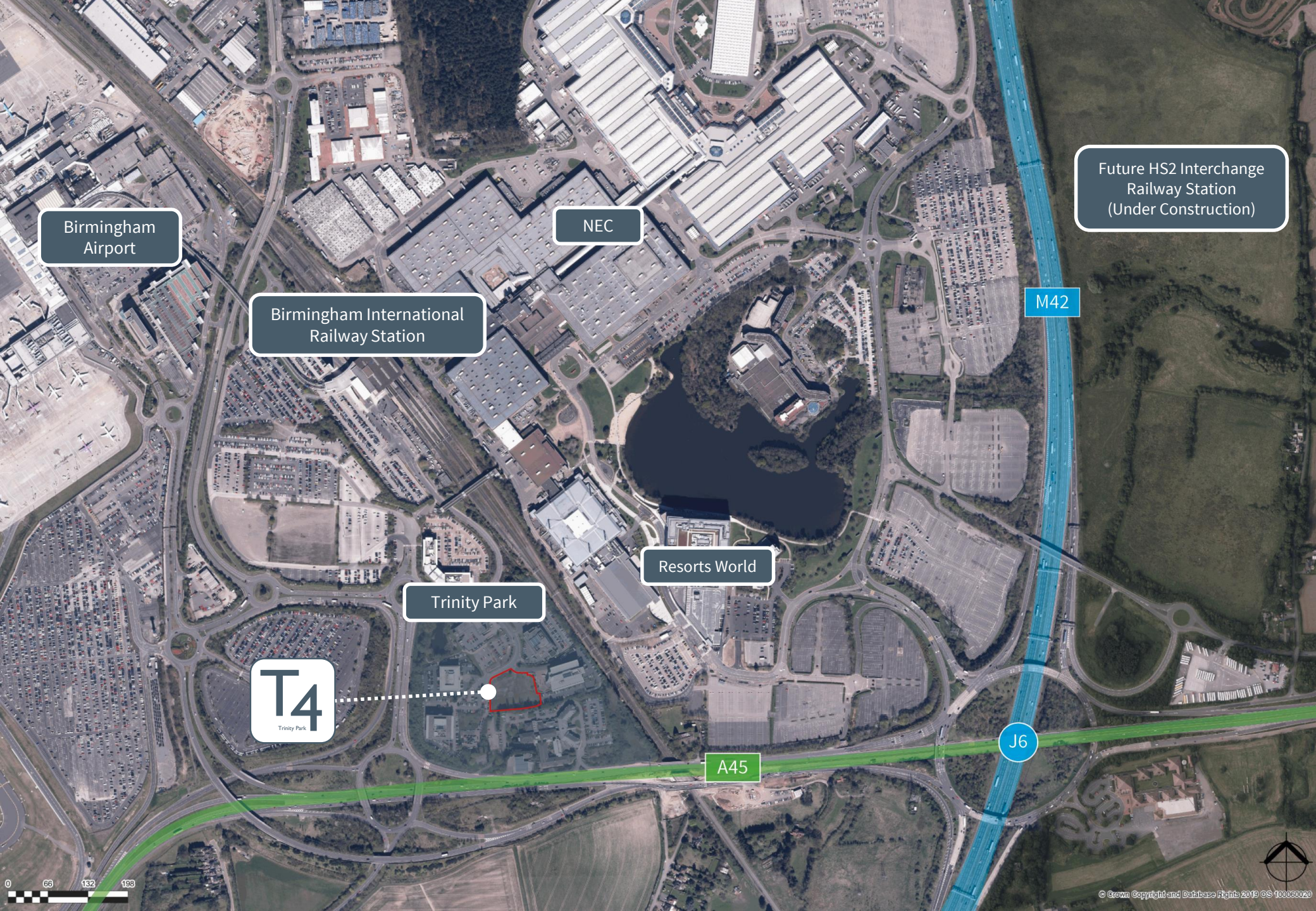


Investment Summary

- Rare opportunity to acquire a prime M42 corridor development site in one of the UK's main commercial hubs
- Located on Trinity Park, an established and highly successful business park, with T4 comprising the last remaining development plot
- Exceptional connectivity, being in close proximity to the M42 at Junction 6, Birmingham Airport, Birmingham International Station and HS2 Interchange Station (under construction, due to open 2028)
- Site area of 0.47 hectares (1.162 acres)
- Site offered with vacant possession, being cleared and offering a blank canvass for development
- Long leasehold for 999 years from 1991 at a peppercorn rent
- Benefit of previous Trinity Park wide outline planning consent for B1 office development
- Potential future uses including office and hotel amongst others, subject to planning and any leasehold/title restrictions
- Exceptionally strong local market conditions in a number of sectors

Proposal

We are instructed to seek offers in excess of **£1,750,000** subject to contract and exclusive of VAT.



Birmingham Airport

Birmingham International Railway Station

NEC

Future HS2 Interchange Railway Station (Under Construction)

M42

Resorts World

Trinity Park

T4
Trinity Park

A45

J6

0 66 132 198

Location

T4 is located on Trinity Park in Solihull Metropolitan Borough, forming an integral and high profile part of the Greater Birmingham conurbation, the second largest city region in the UK (population 2.8 million people), and a key UK commercial hub. Trinity Park is located 0.5 miles from M42 Junction 6, 8 miles east of Birmingham City Centre, 12 miles west of Coventry City Centre and 120 miles north west of London.

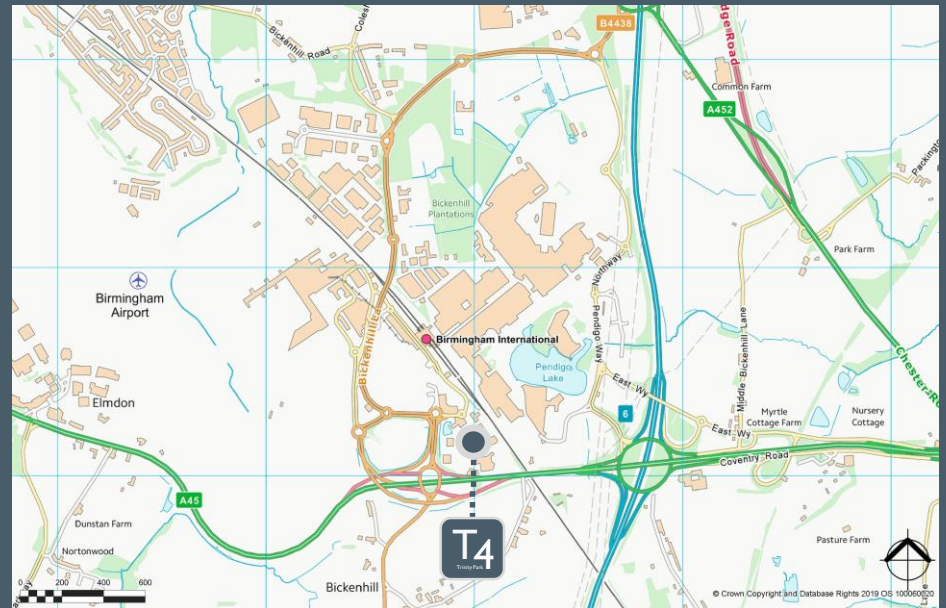
Trinity Park benefits from unrivalled infrastructure connectivity, being immediately adjacent to Birmingham Airport, Birmingham International Station (quickest journey time to London Euston of 1 hour), the M42 motorway at Junction 6 and the HS2 Interchange Station due to open in 2028. Both the nearby airport and station are accessible within a 5 minute walk from T4. The wider M42 corridor is a key commercial hub for the Midlands region containing some of the regions leading strategic assets including the NEC, Resorts World, Birmingham Business Park and Blythe Valley Business Park, which all support a very strong service sector economy and drawing around 100,000 workers to the immediate area on a daily basis.



Situation

Trinity Park is situated 0.5 miles west of the M42 at Junction 6. The park is accessed via the A45, Bickenhill Lane and Station Link Road which provide easy access to the park. Surrounding occupiers include Biersdorf, Allianz, tarmac, Balfour Beatty, Alpro, Lloyds Register and Arden Hotel & Leisure club.

Birmingham International Station is immediately adjacent, within a 2 minute walk of Trinity Park, and provides intercity services on the West Coast Mainline with a fastest journey time to Birmingham New Street of 10 minutes, and to London Euston of 1 hour. Birmingham Airport is also adjacent, within a 5 minute walk, providing international connections. Local amenities are provided at the nearby NEC and Resorts World complex.



Description

T4 provides the final development plot on the highly successful Trinity Park. The site extends to 0.47 hectares (1.162 acres) and is cleared, broadly rectangular and flat in aspect. The site is provided with vacant possession and is ready to develop, subject to planning.

Tenure

T4 is held long leasehold for 999 years from 29 September 1991 at a peppercorn rent, and under title number MM94018. The freehold is owned by Trinity Park (Birmingham) Management Limited for the purposes of estate management of the wider park. The current owner's share of the management company will be assigned to the purchaser at completion. A copy of the long leasehold interest and report on title are available on request and should be reviewed by interested parties.

Planning

Interested parties are asked to make their own planning enquiries with Solihull Metropolitan Borough Council, who we believe will be supportive of a number of different uses at T4 subject to pre-application discussions. By way of planning background, outline planning permission was granted in 1992 for the development of up to 265,000 sq ft of Class B1 (business) floorspace at Trinity Park, under planning application reference PL/1992/00308. A further application was later submitted for the construction of 3 storey office buildings and associated car parking at Plots T3 and T4, under planning application reference PL/1999/02680/RM, however, only Plot T3 has been built out. There is potentially an extant planning consent that could be implemented at Plot T4, albeit further investigations and discussion with the local planning authority will be required.



Further Information

VAT

The property has been elected for VAT.

Data Site

Access to a sale data-site is available on request.

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Contact



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