

FOR SALE

FORMER TELEPHONE EXCHANGE

WITH PLANNING CONSENT

FOR 17,434 SQ.FT.
MIXED RETAIL AND OFFICES



646 WARWICK ROAD
(junction of Lode Lane/Warwick Road)
SOLIHULL
B91 3DX

GUIDE PRICE:
£1,400,000



LOCATION

This prominent building is situated on the roundabout forming the junction between Lode Lane and Warwick Road, Solihull (see plan). The view from the roof is shown below. A-Z Reference: Page 138 8B. The demise is shown edged red on the attached plan.



DESCRIPTION

This former telephone exchange is built over four floors, with some parking on site and lying immediately adjacent to a multi-storey car park on Lode Lane.

It is constructed of a concrete frame with brick exterior and flat roof.

Two parts of the ground and first floor are on a long lease to British Telecom (Openreach).

ACCESS

Access to the property is from Poplar Road, Solihull.

PLANNING

Planning Consent was granted on the 10th October 2005 for five years, for ground floor retail and B1 offices, plus the creation of additional ground floor space.

There is a Section 106 obligation in place, which requires the purchaser of the site to pay the sum of £12,500 as a commuted payment, to be used for the maintenance, upkeep and running of the Monkspath Hall Car Park, this sum to be payable prior to development starting.

Other uses, such as a hotel, could be considered, subject to planning.

In addition, there is in place a 10 year lease from Solihull Council for £5000 pa for the areas edged blue on the attached plan.

FLOOR AREAS - Floor layouts are shown on the attached plan but, in detail:-

Basement Currently boiler room
427 sq. ft., or 40 sq.m.

Ground Floor (Retail)

Gross internal 3,995 sq.ft., or 371 sq.m.



A further 1,527 sq ft (142 sq m) are let to BT (Openreach) on a long lease.

First Floor (Offices)

Gross internal 5,381 sq.ft., or 500 sq.m.



A further 366 sq ft (34 sq m) are let to BT (Openreach) on a long lease.



Second Floor

Gross internal 5,738 sq.ft. (533 sq m)

Totals:

Gross internal:	Basement:	427 sq.ft.
	Ground floor:	5,522 sq.ft.
	First floor:	5,747 sq.ft.
	Second floor:	<u>5,738</u> sq.ft.
		17,434 sq.ft.

Due to the floor to ceiling heights of 3.88m (12'9"), mezzanine floors may be achievable in places.

Floor plate plans are available on application.

LEASES

Openreach have leases of parts of the ground and first floor and have shared rights to use the fire escapes in the centre of the building, together with the rear access way.

Additional parking / access areas shown on the attached plan, are leased from Solihull Metropolitan Borough Council.

GUIDE PRICE

£1,400,000 (one million, four hundred thousand pounds), or nearest offer.

LOCAL AUTHORITY

Solihull Metropolitan Borough Council
Council House
P O Box 18
Solihull
B91 9QS

VIEWING

Viewing is by arrangement with the sole Agents:-

Barlow Associates Limited
Packington Hall
Packington Park
Meriden
Nr Coventry
CV7 7HF:-

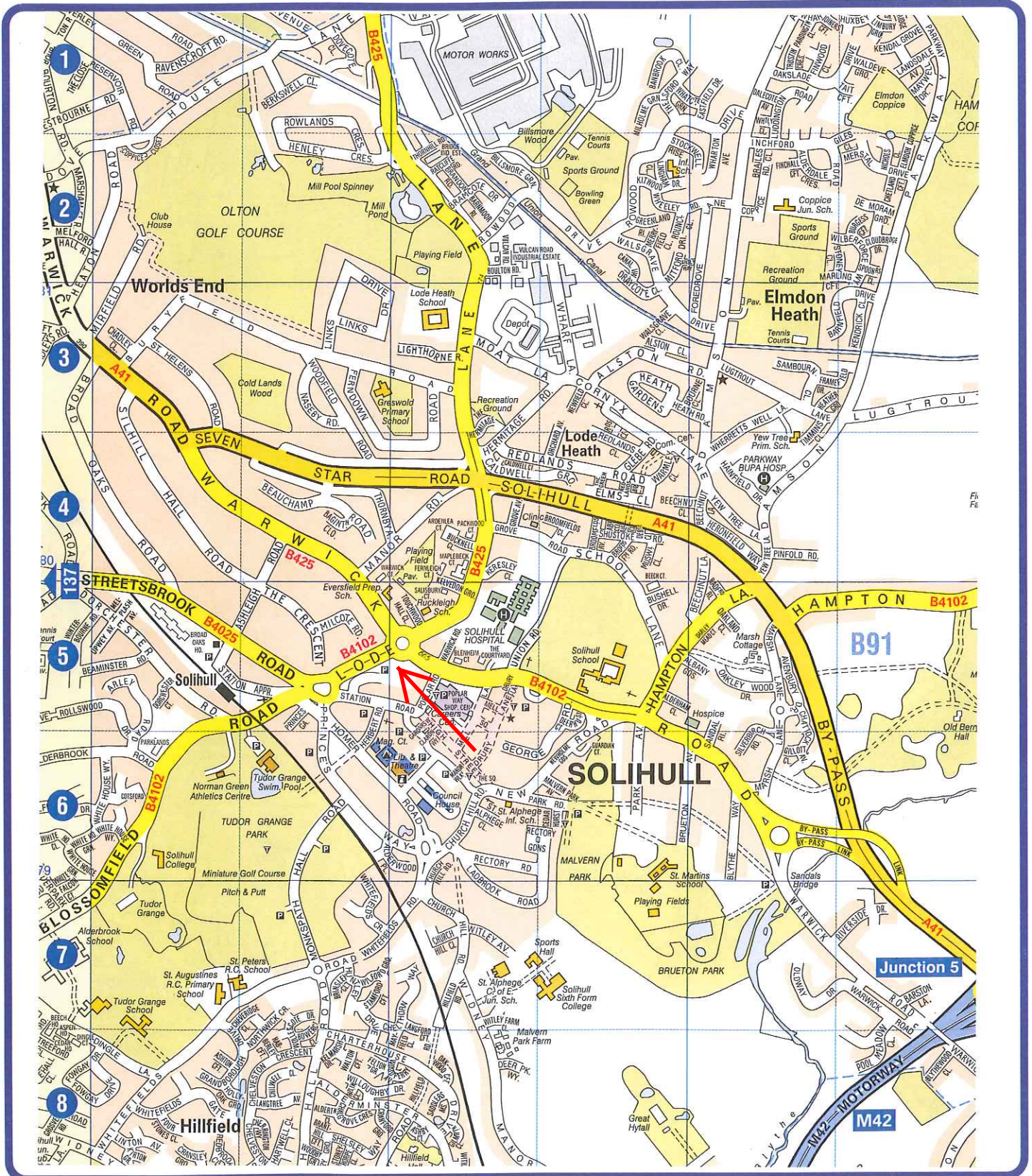
Nick Barlow: 01676 526730
nick@packingtonestate.co.uk

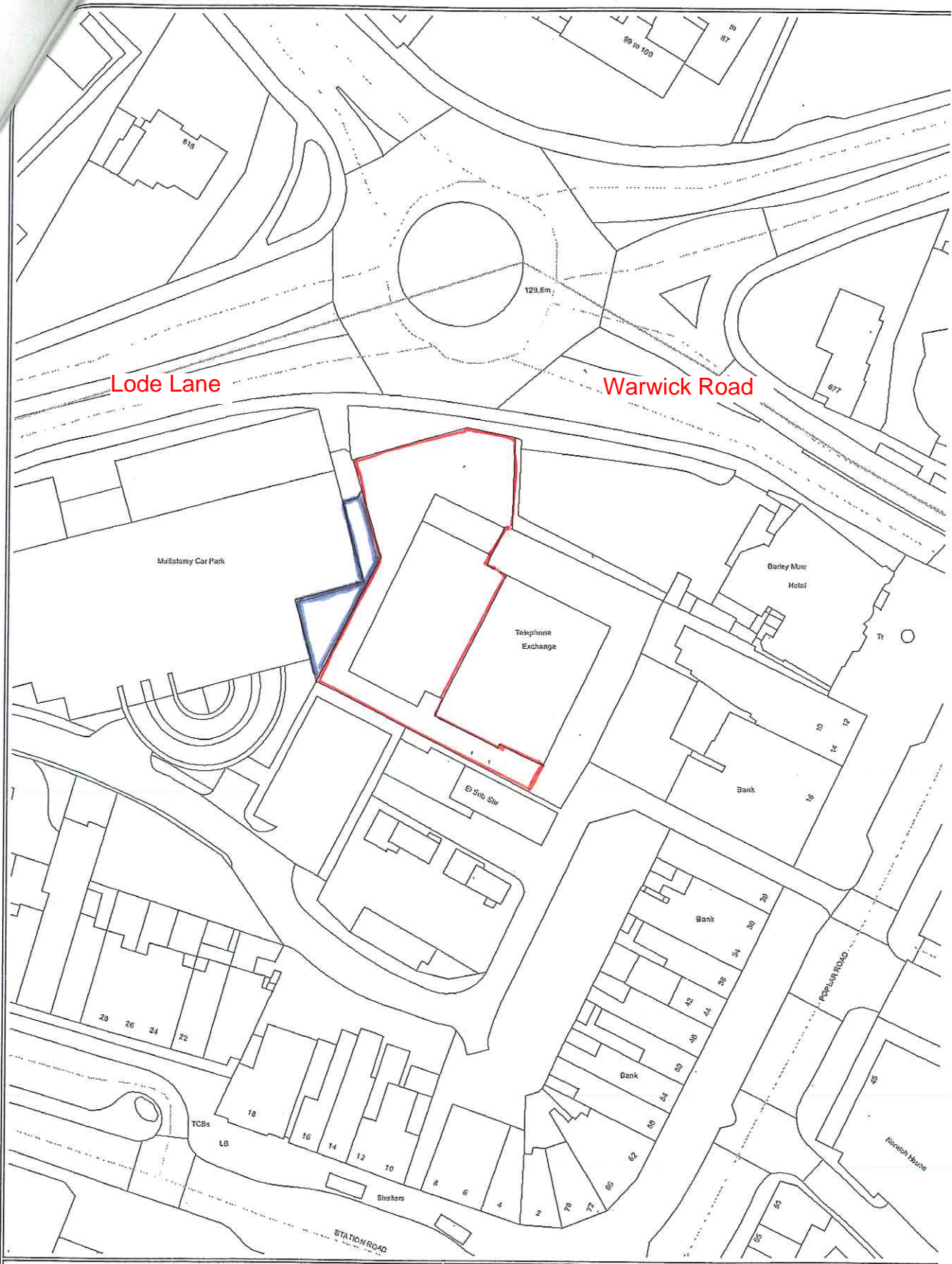
Ben Gray: 01676 526741
ben@crescentstates.co.uk

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Site Address: adjacent Lode Lane multi storey car park

Scale: 1:1000



Energy Performance Certificate

Non-Domestic Building



646 Warwick Road
SOLIHULL
B91 3DX

Certificate Reference Number:
0950-9090-0361-9240-7060

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient

A+..... Net zero CO₂ emissions**A** 0-25**B** 26-50**C** 51-75**D** 76-100**E** 101-125**F** 126-150**G** Over 150

Less energy efficient

◀ **117** This is how energy efficient
the building is.

Technical information

Main heating fuel: Oil
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 1567
Building complexity
(NOS level): 3

Benchmarks

Buildings similar to this one
could have ratings as follows:

35 If newly built

79 If typical of the
existing stock