



**FOR SALE**

**Trinity Point West  
High Street  
Halesowen  
West Midlands  
B63 3HY**

**High Yielding Multi-Let Office Investment**

## OVERVIEW

- Opportunity to acquire a multi let Town Centre Office Investment
- Totalling 38,396 ft<sup>2</sup> (3,567 m<sup>2</sup>)
- Let to 7 tenants and producing a Net Income of £396,804 per annum
- We are instructed to seek offers at £3,550,000 reflecting a Net Initial Yield of 10.52% when taking into consideration purchasers' costs at 6.20%
- Low Capital Value of £102.88 ft<sup>2</sup>
- Freehold Property (including the adjacent East Wing which was sold to Halesowen College in 2023 on a 999-year lease)
- Site Area of 0.79 Acres (0.32 Hec)

## LOCATION

Halesowen is a town with a population of 57,000 and is situated some 7 miles west of Birmingham City Centre and forms part of the West Midlands conurbation.

The town is served by the A456 dual carriageway and the A458, both of which provide a rapid link to the M5 Motorway (Junction 3) 2 miles away.

The property is situated on the south side of New Road (A456), at its junction with High Street and Stourbridge Road some 0.1 miles north of the Cornbow Shopping Centre and the central bus depot which is in the heart of Halesowen town centre.



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## DESCRIPTION

Trinity Point comprises a prominent office building fronting New Road and sitting at the entrance to Halesowen High Streets one way traffic network. The property was constructed as a purpose-built office dating from 1970 and of concrete framed construction with brick and glazed elevations.

The West Wing, provides office accommodation over three levels with 72 allocated parking spaces.

The Property has two main access points, with the occupant of the ground floor having their own main entrance from the car park, providing effectively self-contained accommodation. This is used for educational training and comprises a mix of open plan and compartmentalised office space fitted out to a good standard.

At the rear the secondary entrance leads to the main reception area, and lift lobby, where there are two passenger lifts. The first floor which is largely occupied by a serviced office provider providing a range of small subdivided office suites.

The second part of this floor is a series of smaller suites which we have been reconfigured largely for tenants being relocated from the East Wing following the sale of the East Wing to Halesowen College earlier this year.

The second floor comprises two suites which have been refurbished and provide predominately open plan accommodation with suspended ceilings, inset lighting, air conditioning and carpet tiled floor coverings.



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## Tenancy Schedule

Unit	Tenant Name	Start Date	Expiry Date (Break)	Area (ft2)	Annual Rental (Rental ft2)	Rent Review
First	Windsor Academy Trust	30.09.2022	29.09.2027	8,417	£88,378.50 (£10.50 ft2)	
Second	Key Space Ltd (Citibase)	01.07.2021	23.12.2030 (24.12.2025)	10,800	£104,500 (£9.68 ft2)	OMR 24.12.2025
Second 2A1	James George Morris	04.11.2002	21.12.2024	838	£7,210 (£8.60 ft2)	
Second 2A2	IPW Limited	02.11.2022	02.11.2032 (02.11.2027)	1,168	£11,580 (£9.91 ft2)	OMR 30.09.2027
Second 2A3	Birwelco Limited	01.04.2023	31.03.2027	1,350	£15,000 (£11.11)	
Second 2A4	Speedy Freight Limited	15.01.2023	14.01.2026	606	£6,489 (£10.71 ft2)	
Third	Travis Baker Limited	01.04.2022	31.03.2032 (01.04.2027)	6,383	£67,021.50 (£10.50 ft2)	OMR 01.04.2027
Third	RTB Consulting Services Limited	08.08.2022	07.08.2027	2,503	£26,281.50 (£10.50 ft2)	
Third	Trim Payroll Solutions Limited	08.08.2022	70.08.2027	5,862	£70,344 (£12.00)	
<b>TOTAL</b>				<b>37,927</b>	<b>£396,804.50 (£10.46)</b>	

#### ACCOMMODATION

**Total (NIA) 38,396 ft<sup>2</sup> (3,567 m<sup>2</sup>) approx.**

**Site Area 0.79 Acres (0.32 Hec) approx.**

#### TENURE

The property is held Freehold.

The purchase also include the freehold of the East Wing which was sold to Halesowen College in 2023 on a 999-year lease at peppercorn ground rental.

#### PROPOSAL

We are instructed to seek offers at £3,550,000 exclusive, subject to contract.

This reflects a Net Initial Yield at 10.52% when taking into consideration purchaser's costs at 6.20% and a low capital value of £102.88 ft<sup>2</sup>.

#### VAT

The property is elected for VAT. However, it is anticipated the sale will be treated as a TOGC.

#### ANTI MONEY LAUNDERING

A successful purchaser will be required to provide the appropriate information to satisfy current Anti Money Laundering regulations when Heads of Terms are agreed.

#### LEGAL COSTS

Each party are to be responsible for their own legal costs incurred during this transaction.

#### EPC

EPCs are available on request.

#### FURTHER INFORMATION AND VIEWINGS

Please contact the sole selling agent Siddall Jones on **0121 638 0500**



## Site Plan



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## FURTHER INFORMATION

**FOR FURTHER INFORMATION PLEASE  
CONTACT:**

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The reference to any mechanical or electrical equipment or other facilities at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective tenants/purchasers should satisfy themselves as to the condition of such equipment for their requirements.

**SIDDALL JONES**  
COMMERCIAL PROPERTY CONSULTANCY

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