

TO LET

TRINITY PARK T3

WHERE ROAD, RAIL AND AIR MEET

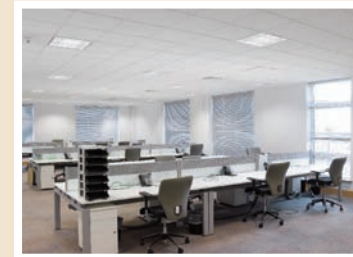
J6 M42, SOLIHULL | 7,000 SQ FT (650 SQ M) - 17,166 SQ FT (1,595 SQ M) | PRESTIGIOUS OFFICES



High Quality Space

The floor total 17,166 sq ft (1,595 sq m) is available in suites of 7,000 sq ft (650 sq m) and 10,000 sq ft (929 sq m) if required.

- Raised access floors
- Comfort cooling
- Suspended ceilings with integral lighting
- Impressive glazed atrium
- Eight glazed partitioned offices
- Two glazed conference rooms
- Excellent on site car parking (1:200 sq ft)
- Manned main reception area
- Excellent natural light
- DDA compliant



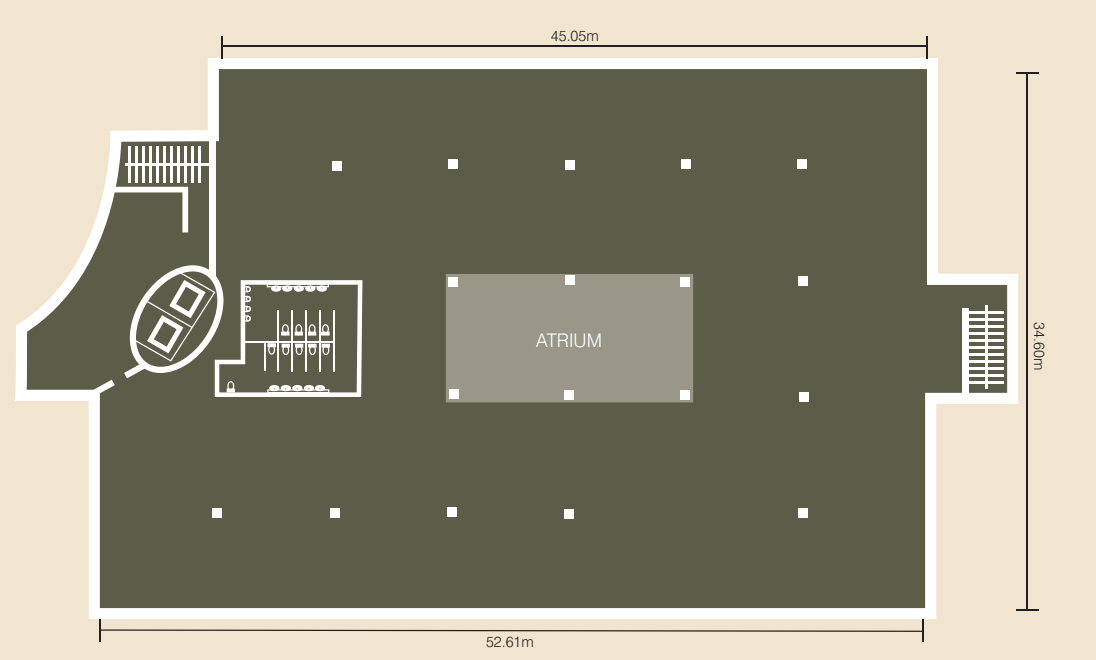
Strategic location...

Ease of access is crucial in today's global economy – Trinity Park is unsurpassed in that respect – within walking distance from Birmingham International Railway Station (200m) with main line links throughout the UK (London Euston 70 minutes).

0.5 mile from Junction 6 of the M42 motorway providing direct access to the national motorway network.

Numerous amenities are located within the vicinity of this modern office park including the NEC and many hotels.





Terms

Flexible lease terms are available. Details upon request from the sole agents.

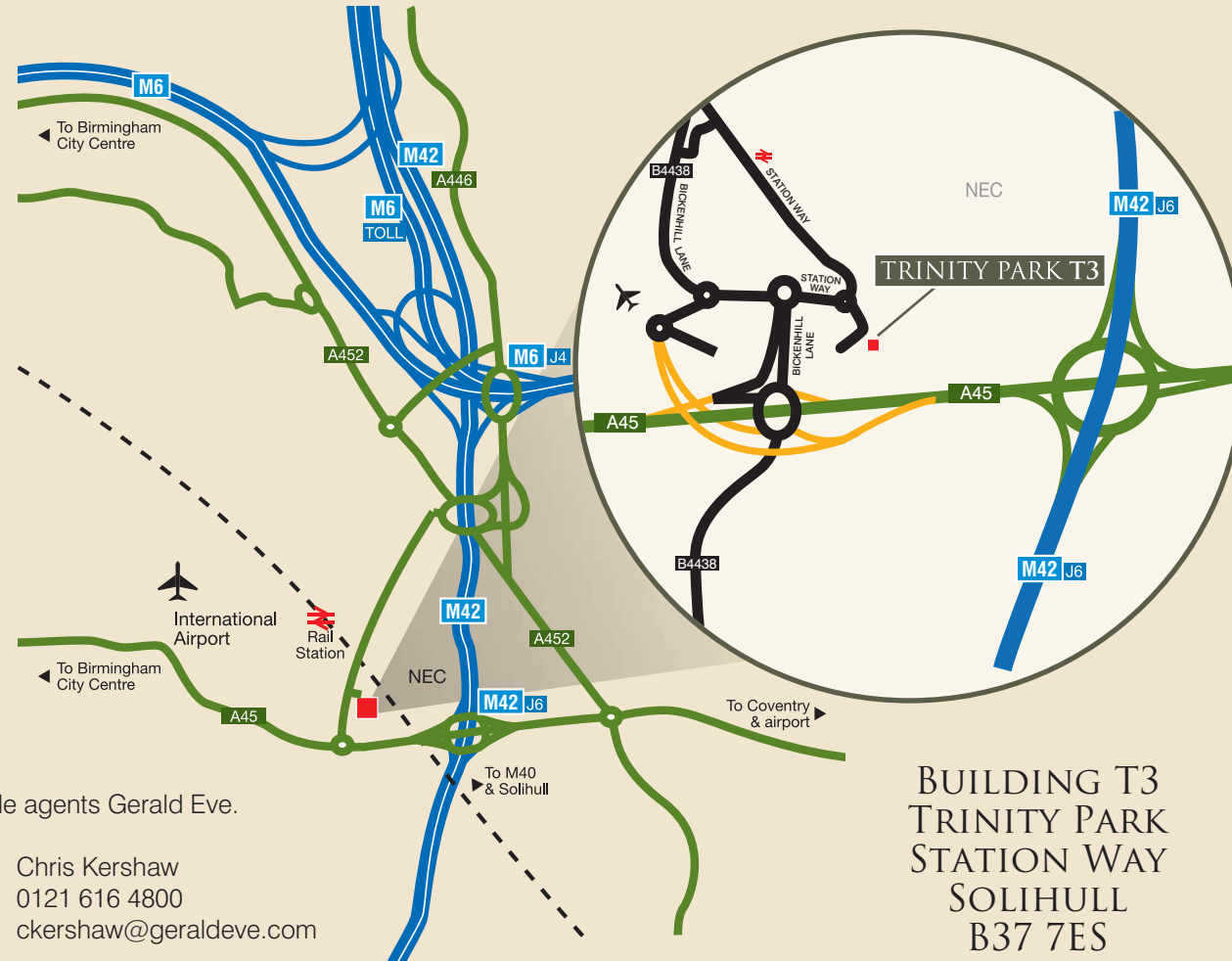
Legal Costs

Each party to bear their own legal costs incurred in the transaction.

VAT

VAT will be payable at the current rate.





GeraldEve

0121 616 4800
www.geraldeve.com

Viewing

Strictly by appointment with the sole agents Gerald Eve.

Myles Wilcox-Smith
 0121 616 4800
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Chris Kershaw
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ckershaw@geraldeve.com

BUILDING T3
TRINITY PARK
STATION WAY
SOLIHULL
B37 7ES

Energy Performance Certificate

Non-Domestic Building



3 Trinity Park
Bickenhill Lane
BIRMINGHAM
B37 7ES

Certificate Reference Number:
0850-0339-2169-4193-6006

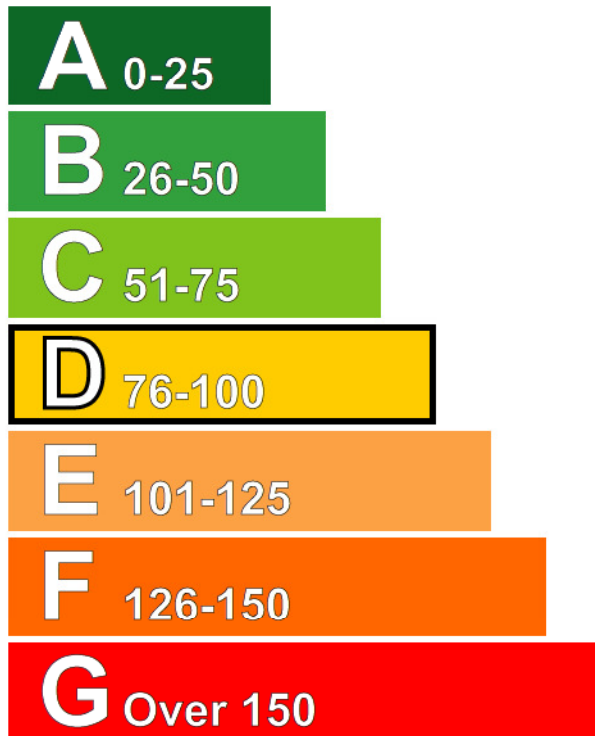
This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for 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



Net zero CO₂ emissions



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

Less energy efficient

Technical information

Main heating fuel:	Natural Gas
Building environment:	Mixed-mode with Mechanical Ventilation
Total useful floor area (m ²):	5714
Building complexity (NOS level):	3
Building emission rate (kgCO ₂ /m ²):	35.42

Benchmarks

Buildings similar to this one could have ratings as follows:

- 36** If newly built
- 95** If typical of the existing stock

Administrative information

This is an Energy Performance Certificate as defined in SI2007:991 as amended

Assessment Software: G-ISBEM Standard v17.0 using calculation engine SBEM v4.1.c.2

Property Reference: 546163120000

Assessor Name: Joseph Samson

Assessor Number: NGIS800964

Accreditation Scheme: Heating and Ventilation Certification Associates Ltd

Employer/Trading Name: National Energy Consultants

Employer/Trading Address: 16 Clapham Old Town, LONDON, E1W 2JN

Issue Date: 02 Aug 2011

Valid Until: 01 Aug 2021 (unless superseded by a later certificate)

Related Party Disclosure: Not related to the owner

Recommendations for improving the property are contained in Report Reference Number: 0930-5916-0469-2810-3040

If you have a complaint or wish to confirm that the certificate is genuine

Details of the assessor and the relevant accreditation scheme are on the certificate. You can get contact details of the accreditation scheme from the Government's website at www.communities.gov.uk/epbd, together with details of the procedures for confirming authenticity of a certificate and for making a complaint.



For advice on how to take action and to find out about technical and financial assistance schemes to help make buildings more energy efficient visit www.carbontrust.co.uk or call us on **0800 085 2005**