

HIGH FIVES FOR TRIGATE OFFICE SCHEME

Nurton Developments has completed five deals at its refurbished Birmingham office scheme, TriGate, including one tenant who has renewed three leases and taken extra space.

The new occupiers are ThyssenKrupp Elevator UK Limited, Ashcourt Asset Management Ltd, Health Links Events Ltd, Cattles, and Provident Financial Management Services.

ThyssenKrupp Elevator, part of the UK ThyssenKrupp brand, has taken a 2,418 sq ft suite on the sixth floor North Wing of the building, at 210-222 Hagley Road West, Quinton, (at a rental of £12 psf), on a six-year lease. The company is relocating from the Castle Vale Industrial Estate in Minworth, and will use the new premises as its administration offices.

Also on the sixth floor North, Ashcourt Asset Management is leasing a 1,130 sq ft suite, (at £12.50 psf), on a 5-year lease. Ashcourt, which provides independent investment management to private and corporate clients, trusts, pension funds and charities, has relocated from its former base in Fountain House, Halesowen.

Victoria Burnett, of joint agents King Sturge, said the new tenants had been attracted by TriGate's improved specification, and location. "They both wanted more prestigious offices from which to operate. Thyssen Krupp Elevator has been in an industrial unit that had been converted into offices for around ten years, but it was old and not creating the right impression for the company."

She added: "TriGate a really good building, competitively priced for the current market, and with excellent motorway links. Also, for a lot of people travelling in from the west side of Birmingham it's a great opportunity to avoid getting stuck in traffic further along the Hagley Road."

Financial services company Cattles PLC, trading as Welcome Financial Services Ltd, are also on the sixth floor East, having taken a 2,195 sq ft suite on a six-year lease, (at a rental of £13 psf). The premises will serve as a new area office for its UK-wide operation.

Health Links Events Ltd has relocated its business from Windsor House, Kings Heath, to a 1,527 sq ft office suite, also on the sixth floor East, (at a rental of £12 psf), on a five-year lease. The private Birmingham firm's main business is promoting health and, as such, stages a lot of events for the NHS. "The move has allowed them to upgrade their accommodation, as well as be nearer to the main motorway network at Junctions 2 and 3 of the M5," said letting agent Malcolm Jones of KWB.

Finally, personal credit providers Provident Financial Management Services have renewed the leases on their existing 3,632 sq ft of accommodation, and have increased their space by almost a third.

Malcolm Jones said: "Provident renewed their current leases for a further five years, and have also taken a fourth suite for five years, 1,190 sq ft on the third floor, (at £13 psf). They could have easily gone elsewhere, because the leases were up, but were very happy where they were, which shows just how good the building is."

Other occupiers include The Royal British Legion, serviced offices provider Flexibase Ltd, quantity surveyor and construction evaluation specialist Leach Group, Reliance Security Services, PPG Industries, BMSL and Orion Shipping.

TriGate comprises more than 73,000 sq ft of accommodation, and has undergone a £1.5 million refurbishment, which completely transformed the exterior of the building, and upgraded several of the floors, the central core and enlarged the reception area. The 6-storey building, situated on the junction with the Wolverhampton Road, is split into three wings, each of 3,896 sq ft, offering nearly 12,000 sq ft on each level. It also has the benefit of on site security with CCTV. On site car parking is available at a ratio of 1:400, 10 spaces per wing.

Space remains available in suites from 3,800 sq ft up to a whole floor of c.12,000 sq ft. For more details, contact Victoria Burnett on 0121 214 9938, or Malcolm Jones on 0121 212 5992. ENDS