

NURTON'S FLEXIBLE FRIEND

Nurton Developments has leased an entire wing of 3,896 sq ft at its refurbished TriGate office building, in Birmingham, to a newly-formed, one-stop-shop business centre.

Flexibase Ltd has taken a 10-year lease, on the second floor of the property, and will operate under the name of TriGate Business Centre, offering serviced offices to companies looking for an office base without the hassle of running their own premises.

The company is run by Philip Stone, and will offer businesses a variety of workstation configurations, together with the services of an onsite manager, a professional reception and advanced telephone system. Flexibase is also offering virtual offices at TriGate, with a company's name on the board, plus telephone answering service and a mailbox address.

The letting to Flexibase follows hot on the heels of Tesco taking space at the building.

TriGate is a 6-storey office building on the corner of Hagley Road West and Wolverhampton Road, split into three wings, each of 3,896 sq ft, offering nearly 12,000 sq ft on each level, and totalling 73,000 sq ft. The latest deal means leaves 30,000 sq ft available including complete floors on the fifth and sixth. The quoting rent is £12.50.

Nurton Developments Director Guy Bowden said: "To secure a new tenant prior to completing our £1.5 million refurbishment programme, shows the potential that TriGate has to offer occupiers.

Nurton Developments bought 210-222 Hagley Road West - formerly known as Quadrant West - earlier this year, and relaunched it back onto the property market as TriGate in June. The building has been stripped back, to include a brand new, comfort cooling system, new ceilings, upgraded lighting and new carpeting. The central core area has also been comprehensively refurbished, with new toilets and the repositioning and enlarging of the reception area. To complete the makeover, more car parking spaces have been created, and the outside of the building reclad, to give it a 21st century look. Refurbishment is due to be completed early 2007.

Current occupiers include Provident Financial Ltd, Reliant Security Services PPG Industries and Tesco. The joint agents are King Sturge and KWB. **ENDS**