

TWO TRINITY COURT

WOLVERHAMPTON BUSINESS PARK
WV10 6UH



WELL-LET MODERN OFFICE **INVESTMENT**

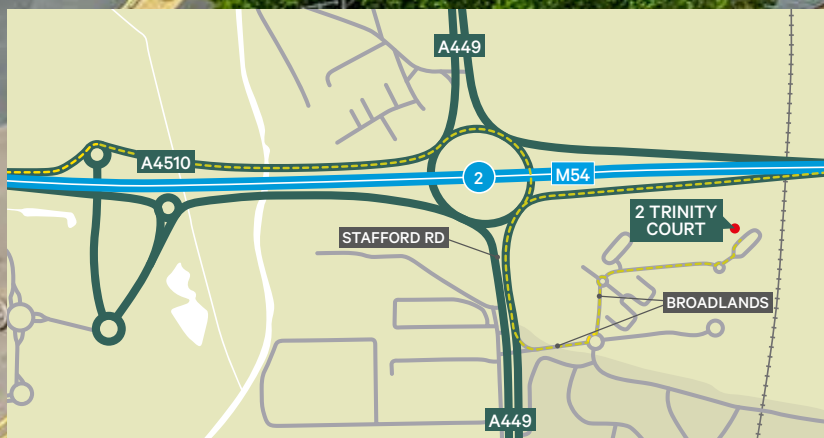

SKYLARK
REAL ESTATE

BULLEYS

INVESTMENT SUMMARY

- Located on the established Wolverhampton Business Park, approximately 15 miles (24 km) to the north west of Birmingham on Junction 2 of the M54 Motorway
- Wolverhampton Business Park is a prime location for offices in Wolverhampton, the wider Black Country conurbation and West Midlands region
- Two Trinity Court comprises a Grade-A office building **constructed in 2008** and comprising 18,060 sq ft (1,678 sq m) over 3 storeys
- The building is allocated **70 car parking spaces**, providing a **parking ratio of 1:258 sq ft** with further spaces available on an overflow car park and dedicated car park, also on the scheme
- Strong environmental credentials with an **EPC rating of B 40**
- The property is multi-let to 3 strong corporate tenants including; **Handelsbanken plc**, **Speller Metcalfe Malvern Ltd** and **Taylor Wimpey UK Ltd** with a **Weighted Average Unexpired Lease Term** of 2.8 years to breaks and **3.3 years to expiry**
- Total passing rent of **£346,107 per annum**, reflecting an average of **£19.16 per sq ft**
- We are instructed to seek offers in excess of **£3,000,000 (Three Million Pounds)**, subject to contract and exclusive of VAT. A purchase at this level will reflect a **Net Initial Yield of 10.84%** after allowing for purchaser's costs of 6.45%





LOCATION

Wolverhampton is a thriving regional city situated in the heart of the West Midlands with a catchment population within a 30 minute drive time of 1.73 million. The city is situated 15 miles (24 km) to the northwest of Birmingham and 140 miles (220 km) to the north west of London. Wolverhampton Business Park is situated at Junction 2 of the M54 motorway, approximately 4 miles (6.4 km) to the north of Wolverhampton city centre.

The park benefits from excellent road communications with the M6 and M6 Toll motorways 3 miles (4.8 km) to the east. The M6 and M6 Toll provide onward access to the M5, M42, M1 and M40 motorways and the rest of the national road network. The park provides fully integrated transport links with a bus route running to and from Wolverhampton city centre every 10 minutes. Wolverhampton has its own main line railway station with a frequent direct service to London Euston and a fastest journey time of 1 hour 41 minutes.

The park offers its occupiers excellent facilities including; Nuffield Fitness and Wellbeing Centre, ABC Children's Nursery, Premier Inn with conference facilities and Beefeater Restaurant. The principal entrance to Wolverhampton Business Park is off the A449 Stafford Road, approximately 250 metres to the south of Junction 2 of the M54 motorway. Trinity Court is located at rear of the business park and comprises 3 buildings, with other occupiers on the scheme including Vistry and Worldline.





DESCRIPTION

Two Trinity Court was developed in 2008 and comprises a modern, high specification Grade-A office building, set across ground level and two upper floors. The first and second floors, together with the common areas, underwent extensive refurbishment in 2019.

The building specification incorporates the following:

- Suspended ceilings incorporating recessed LED lighting in Taylor Wimpey space and LG3 compliant lighting in the Handelsbanken and Spellar Metcalfe space
- 150mm full access raised floors
- 4 pipe fan cooled air conditioning
- 8 person passenger lift

In addition, the property has access to 70 car parking spaces providing an excellent ratio of 1 space per 258 sq ft. There is also an overflow car park adjacent to the park.

Taylor Wimpey Plc has installed 6 EV charging spaces to their allocated spaces.

EPC

A+

Net zero CO₂ emissions

A 0-25

B 26-50

40 This is how energy efficient the building is

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

TENURE

The interest being sold is the Freehold in the footprint of the buildings together with a proportion of the shares in the management company that owns Trinity Court.



TENANCY SCHEDULE

Tenant	Unit	Size sq ft	Car Spaces	Lease Start	Lease End	Tenant Break	Term Certain	Current rent pa	Rent per sq ft
Handelsbanken Plc	Ground Floor	1,935	8	16/07/2023	15/07/2033	16/07/2028	1.87	£32,411	£16.75
Speller Metcalfe Malvern Ltd	Ground Floor	4,075	16	05/09/2024	04/09/2029		3.01	£52,250	£12.82
Taylor Wimpey UK Ltd	First & Second Floor	12,050	46	27/08/2019	26/08/2029		2.98	£261,446	£21.70
		18,060	70			WAULTB	2.88	£346,107	£19.16

TENANT COVENANTS



TAYLOR WIMPEY PLC

Taylor Wimpey Plc is one of the UK's largest residential developers. The company is listed on the London Stock Exchange and is a constituent of the FTSE 250 Index. Their most recent company accounts are summarised as follows:

	31 December 2025	31 December 2024
Turnover	£3,844,600,000	£3,401,200,000
Profit before Taxation	£146,500,000	£100,400,000
Shareholders' Funds	£4,190,000,000	£4,190,000,000



SPELLER METCALFE MALVERN LTD

Speller Metcalfe is one of the UK's leading construction companies, with offices in the Midlands, South West and London. The company was established in 1995, and deliver projects from £250k to £50 million. Their most recent company accounts are summarised as follows:

	31 March 2026	31 March 2025	31 March 2024
Turnover	£162,182,170	£179,848,718	£132,335,401
Profit before Taxation	£2,521,586	£2,734,091	£800,142
Shareholders' Funds	£7,386,111	£5,496,162	£3,452,656



HANDELSBANKEN PLC

Handelsbanken plc is a UK-based public limited bank, incorporated in 2018, operating as a subsidiary of Svenska Handelsbanken (Sweden) with a network of over 200 branches. Their most recent company accounts are summarised as follows:

	31 December 2025	31 December 2024
Turnover	£1,132,500,000	£1,093,400,000
Profit before Taxation	£257,300,000	£243,100,000
Shareholders' Funds	£1,723,400,000	£1,678,800,000





WOLVERHAMPTON OFFICE MARKET

Wolverhampton Business Park is a prime location for offices in Wolverhampton, the wider Black Country conurbation and West Midlands region. Salient details of recent office lettings in the region include:

Date	Tenant	Scheme	Size (sq ft)	Rent per sq ft	Lease Term
Dec 2025	Worldline	1 Trinity Court, Wolverhampton BP	6,554	£18.50	10 years break 5
July 2025	Vistry Homes	3 Trinity Court, Wolverhampton BP	17,721	£19.00	10 years
Dec 2025	One Savings Bank (OSB)	1 Charter Court, Wolverhampton BP	12,302	£16.45	2 years, 5 months
Feb 2026	Convergence	Rhodium, Blythe Valley BP	8,865	£24.02	5 years
July 2026	Workforce One	The Pont, Warwick	13,559	£27.29	10 years break 5

At One Trinity Court (next door), Bulleys are currently quoting £19.00 psf for the refurbished ground and first floors. At Charter Court 1 and Charter Court 2, both owned by E- Plan, Bulleys are quoting £16.50 psf for a whole floor and £18.00 psf for part floor, with good levels of interest.

In December 2022, One Savings Bank (OSB) upgraded their accommodation on the park through the acquisition of Bromford Housing's HQ at 1 Exchange Court for £3.425m (£138.84 psf), transitioning from offices at 1&2 Charter Court, also on the park.

In recent years there has been significant investment and employment growth along the M54 corridor to include the following developments at nearby i54;

- 200,720 SQ FT PJH Group relocation to PIN 54
- 353,000 SQ FT new distribution park at Total Park Telford
- LOGIC 54 ROF FEATHERSTONE. Outline consent for 1.7m sq ft.

VAT

We understand that the property is elected for VAT. It is intended that the sale will be treated a Transfer of a Going Concern (TOGC).

DATA ROOM

Access to the data room is available on request.

PROPOSAL

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FURTHER INFORMATION

For further information or to arrange a site inspection, please contact the following:

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