

# UNITS 1/2 AVERY DELL INDUSTRIAL ESTATE, LIFFORD LANE, BIRMINGHAM, B30 3DZ



## FREEHOLD FOR SALE

### INDUSTRIAL/WAREHOUSE ACCOMMODATION

**5,925 sq.ft/550.44 sq.m**

- Secure, enclosed yard facility (hatched green)
- Forecourt parking (8 spaces) (hatched yellow)
- Accessed via concertina and roller shutter doors
- Concertina and roller shutter doors.
- Three phase electrical supplies
- Portal framed
- Circa 5 miles from Birmingham City Centre
- Circa 5 miles from Junction 3 of the M42 Motorway.



Stephens McBride Chartered Surveyors & Estate Agents  
One, Swan Courtyard, Coventry Road, Birmingham, B26 1BU  
Tel: 0121 706 7766 Fax: 0121 706 7796  
[www.smbsurveyors.com](http://www.smbsurveyors.com)

# UNITS 1/2 AVERY DELL INDUSTRIAL ESTATE, LIFFORD LANE, BIRMINGHAM, B30 3DZ

## LOCATION

The subject premises forms part of the Avery Dell Industrial Estate, accessed via Lifford Lane, the main entrance of which is situated within close proximity to the inter-section with the main Pershore Road (A441).

Birmingham City Centre is located approximately 5 miles due north.

Access to the national motorway network is provided by Junction 3 of the M42 Motorway (circa 5 miles due south).

The M42 provides direct access to the M5, M40 & M6 Motorways.

## DESCRIPTION

The subject premises provides ground floor, industrial/warehouse accommodation.

Advantages include;

- Substantial, enclosed, secure yard facility.
- Portal framed.
- Apex height circa 22ft/6.7 metres.
- Main roller shutter door access (width 14ft 10"/4.52 metres, height 13ft/3.96 metres).
- Concertina door access via adjoining yard (width 14ft 10"/4.52 metres, height 15ft 8"/4.77 metres).
- Floor mounted, oil fired blow heaters.
- 2 private offices.
- Alarmed
- Circa 8 off-street car parking spaces

## ACCOMMODATION

**5,925 SQ.FT/550.44 SQ.M**

## MAINS SUPPLIES

The subject premises has the benefit of 2, three phase electrical supplies (80 amp and 100 amp), water and drainage. No mains gas.

## **For More Information Contact:**

Robert Taylor BSc MRICS

T: 0121 706 7766

E: [robert@smbsurveyors.com](mailto:robert@smbsurveyors.com)

## BASIS OF OWNERSHIP

(Virtual Freehold)

**Long leasehold – 999 years commencing 7/11/1996 at a fixed Peppercorn ground rent.**

## CONSIDERATION

Offers in excess of **£425,000** (four hundred and twenty five thousand pounds) are invited.

## PLANNING

We have been verbally advised that the subject premises has consent to be utilised on the basis of Use Class B1 (light industrial) or B8 (warehouse).

Any interested party should make their own proper enquiries of the local planning authority.

## BUSINESS RATES

Rateable Value : £21,750

Rates Payable: circa £10,500

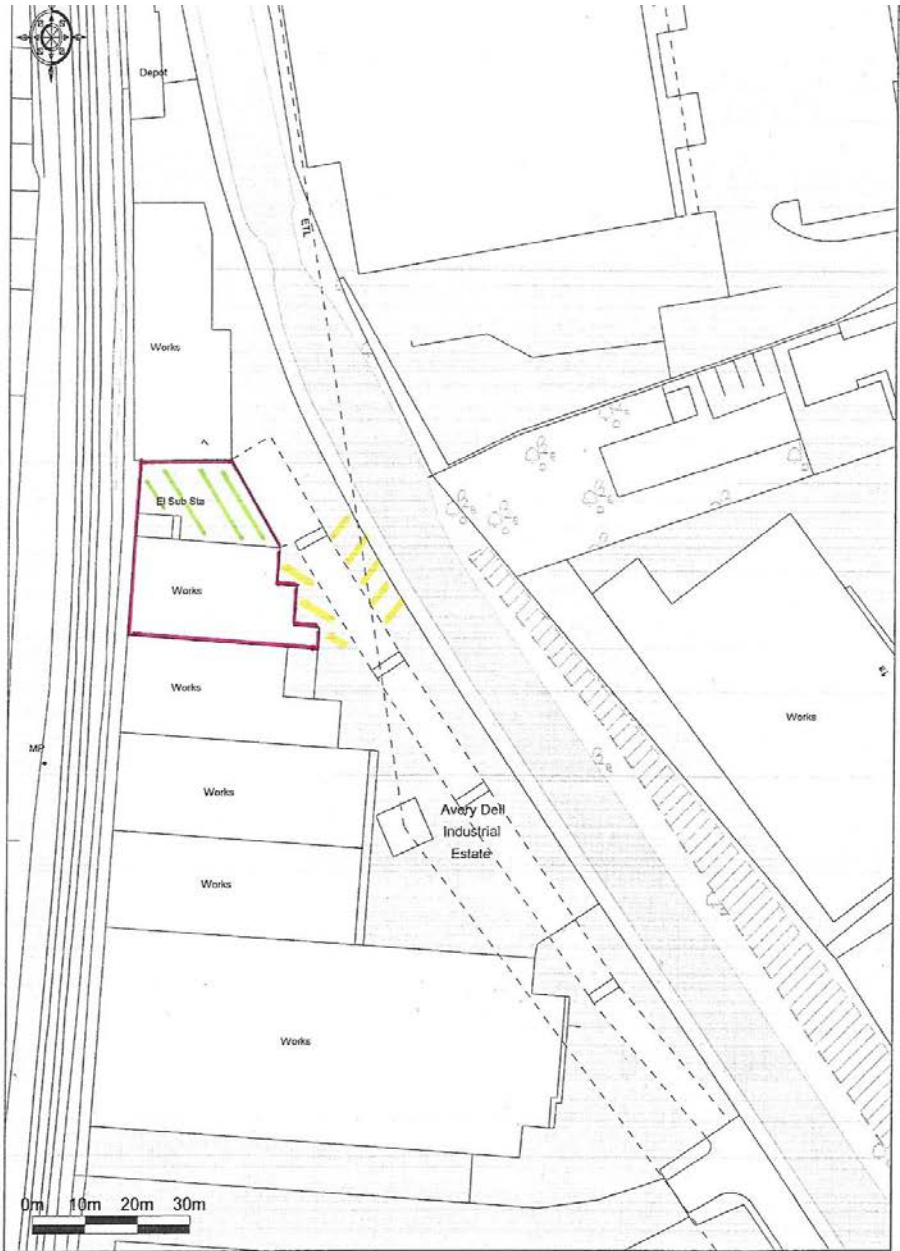
## VAT

VAT may be applicable.

## OCCUPATION

Immediate occupation is available upon completion of all legal formalities.

# UNITS 1/2 AVERY DELL INDUSTRIAL ESTATE, LIFFORD LANE, BIRMINGHAM, B30 3DZ



Promap<sup>®</sup>  
© LANDMARK INFORMATION GROUP<sup>®</sup>

Ordnance Survey: © Crown Copyright 2012. All rights reserved.  
Licence number: 100022432. Printed Scale: 1:1250

**SMB**  
Stephens McBride

UNITS 1/2 AVERY DELL INDUSTRIAL ESTATE, LIFFORD LANE,  
BIRMINGHAM, B30 3DZ

Yard Facility



# UNITS 1/2 AVERY DELL INDUSTRIAL ESTATE, LIFFORD LANE, BIRMINGHAM, B30 3DZ

## NOTICE

**STEPHENS McBRIDE** - as agents for the Vendor and for themselves, give notice that:

1. These particulars do not constitute an offer, or contract, or any part thereof and none of the statements contained in the Particulars as to the property is to be relied on as a statement or representation of fact.
2. An intending Purchaser **MUST** satisfy himself by inspection or otherwise, as to the accuracy of the statements herein. Such statements are made in good faith but without responsibility on the part of Stephens McBride or the Vendor.
3. The Vendor does not make or give, nor is Stephens McBride or its staff authorised to make or give any representation or warranty in respect of this property.

In the event of any inconsistency between these particulars and the Conditions of Sale, the latter shall prevail.

## **SUBJECT TO CONTRACT**

The terms Vendor and Purchaser shall where the context requires be deemed to refer to Lessor and Lessee respectively.