FREEHOLD FOR SALE/TO LET

GROUND FLOOR OPEN SPAN INDUSTRIAL/WAREHOUSE ACCOMMODATION (INC. ANCILLIARY OFFICES)

12,600 SQ.FT/1,171 SQ.M

- Excellent off-street car parking/loading facilities
- Open span accommodation – working height circa 16ft
- Prominent position fronting Woden Rd
- Floor mounted blow heaters
- In close proximity to the Black Country Spine Road (A41)
- Circa 2 miles from Junction 9 of the M6 Motorway
- Circa 3 miles from Junction 1 of the M5 Motorway
LOCATION

The subject premises occupies a prominent corner position, fronting directly onto Garretts Green Lane.

Garretts Green/Kitts Green are established and extremely popular industrial/warehouse locations.

Birmingham International Airport & Railway, NEC and Junction 6 of the M42 Motorway are located approximately 3¼ miles south east.

Birmingham City Centre is situated approximately 4 miles north west.

ACCOMMODATION

12,600 SQ.FT/1,171 SQ.M.

CONSIDERATION

Offers in excess of £475,000 (Four Hundred & Seventy Five Thousand Pounds) are invited for this valuable freehold interest.

VAT

VAT is not applicable.

DESCRIPTION

The subject premises provides open span, high quality, ground floor industrial/warehouse accommodation with ancillary two-storey offices.

Advantages include;

* Recently refurbished, including replacement of all roof claddings.
* Electrically operated roller shutter door access to the rear (width 10ft 5"/3.18 metres, height 12ft /3.66 metres).
* Minimum working height circa 12ft 6" (3.57 metres).
* Gas fired central heating/roof mounted gas fired blow heaters.
* Florescent strip lighting.
* Excellent natural light.
* Solid concrete floor structures.
* Yard facility to the rear.
* The front elevation incorporates 2, manually operated concertina doors.
* Forecourt parking

TOWN PLANNING

We have been verbally advised by Birmingham City Planning Department that the premises can be utilised on the basis of Use Class B8 (warehouse and B1 light industrial).

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

MAINS SUPPLIES

The property has the advantage of all mains supplies, including a substantial three phase electrical supply, gas, water and drainage.

For More Information Contact:
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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.