

255 (former Edwin Lowe) Aldridge Road, Perry Barr,  
Birmingham, B42 2EY



## FREEHOLD FOR SALE

### INDUSTRIAL/WAREHOUSE ACCOMODATION

**19,520 sq.ft/1820 sq.m**

- Off Street Loading/car parking/yard facilities
- Substantial, electrically operated roller shutter door access.
- Extensive frontage onto Aldridge Road
- Circa, 3 miles due north of Birmingham City Centre
- Circa, 3 miles from junction 7 of the M6 motorway



Stephens McBride Chartered Surveyors & Estate Agents  
Malvern House, New Road, Solihull, B91 3DL  
Tel: 0121 706 7766

[www.smbsurveyors.com](http://www.smbsurveyors.com)

<https://www.linkedin.com/company/smb-alexander-stevens/>

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## LOCATION

The subject premises/site enjoys an extensive frontage onto Aldridge Road (main arterial route – considerable traffic flow – A453), situated directly opposite the intersection with Holford Drive.

Junction 7 of the M6 motorway is located approximately 3 miles northwest (direct dual carriageway access via Walsall Road).

Junction 7 adjoins the main intersection of the M5 and M6 motorways (Rayhall Interchange).

Birmingham City Centre, is located approximately 3 miles due south.

## DESCRIPTION

The subject premises provides ground floor, predominantly open span, industrial/warehouse accommodation, including ancillary offices.

Benefits include:

- Multiple, substantial, electrically operated roller shutter doors.
- Excellent forecourt parking- circa, 15 off-street car parking spaces.
- Gas fired central heating.
- Office accommodation and staff facilities.

Gated/enclosed/surfaced yard areas, to both side of the property.

## ACCOMMODATION

**19,520 sq.ft/1820 sq.m**

## VAT

VAT is **not** applicable.

## **For More Information Contact:**

Robert Taylor BSc MRICS

T: 0121 706 7766

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

## USE

We are of the opinion the property is suitable to be utilised on the basis of light industrial, warehouse/distribution, wholesale/retail and leisure.

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

## MAINS SUPPLIES

All mains supplies are connected, including gas, electricity (sub-station), water & drainage

## BUSINESS RATES

Rateable Value: £45,000

Rates Payable: circa £22,500 p.a.

## CONSIDERATION

Offers in excess of **£1.45M (one million, four hundred & fifty thousand pounds)** are invited for this valuable freehold interest

## LEGAL COSTS

Each party to bear their own proper reasonable legal costs.

## ANTI MONEY LAUNDERING

Two forms of ID will be required from any ingoing tenant.

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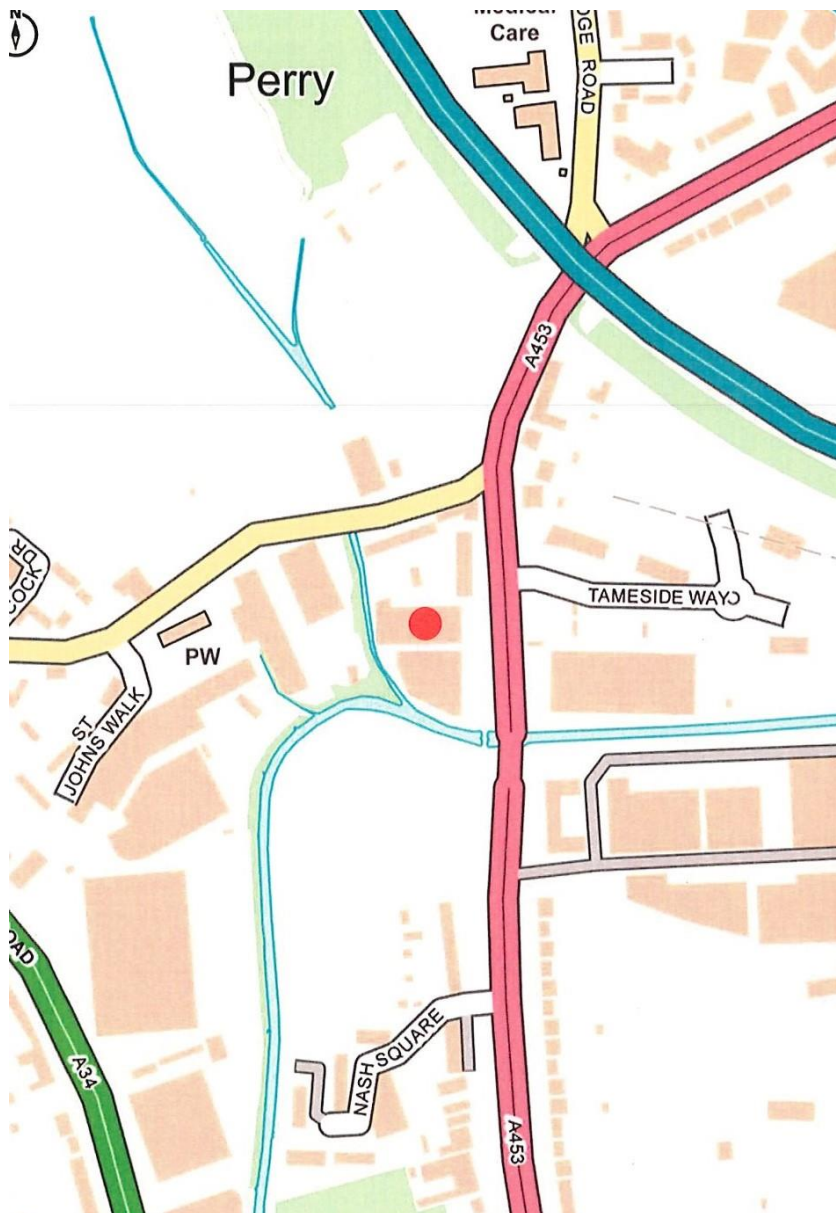
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**NOTICE**

**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.