

UNITS 3 & 8, ATLAS TRADING ESTATE, COLEBROOK ROAD,
TYSELEY, BIRMINGHAM, B11 2NT



FREEHOLD FOR SALE

**GROUND FLOOR
INDUSTRIAL/WAREHOUSE
ACCOM.**

Unit 3 – 3,000 sq.ft/278.8
sq.m

Unit 8 – 2,125 sq.ft/197.48
sq.m

- Currently interconnecting.
Available as a whole or
individually.
- Electrically operated roller
shutter door access/
- Mainly portal/A framed
- Temperature control heating
systems (warm & cold)
- Circa, 2.5 miles south east of
Birmingham City Centre
- Circa, 3.5 miles from Solihull
Town Centre



Stephens McBride Chartered Surveyors & Estate Agents
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Tel: 0121 706 7766

www.smbsurveyors.com

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LOCATION

The estate forms part of an extremely popular and established, industrial/warehouse/distribution location.

Colebrook Road is accessed via Warwick Road (A41 – arterial route – considerable traffic flow).

Other, main arterial routes within close proximity, include Stratford Road (A34) and Coventry Road/Small Heath Highway (A45).

Birmingham City Centre is situated approximately 2.5 miles north west and Solihull Town Centre circa, 3.5 miles south east.

Access to the national motorway network is provided by junctions 5 & 6 of the M42 motorway.

DESCRIPTION

The subject premises, currently interlinking (available as a whole or individually), provide predominantly ground floor, portal/A framed, industrial/warehouse accommodation. Benefits include:

- Each unit is accessed via a substantial, electrically operated roller shutter door
- Relatively modern. Profiled metal sheet clad roofs (translucent light panels)
- LED lighting
- Temperature control systems
- Kitchen & toilet facilities
- The estate provides off street loading/car parking

ACCOMMODATION

Unit 3 – 3,000 sq.ft/278.8 sq.m

Unit 8 – 2,125 sq.ft/197.48 sq.m

MAINS SUPPLIES

Each unit has the benefit of primary metered mains electricity (3 phase), water and foul drainage.

OCCUPATION

Circa, January 2027

VAT

VAT is **not** applicable.

BUSINESS RATES

Further information is available from the sole selling agents.

CONSIDERATION

Unit 3

Offers in excess of **£295,000 (Two Hundred and Ninety Five Thousand Pounds)** are invited for this valuable freehold interest

Unit 8

Offers in excess of **£225,000 (Two Hundred and Twenty Five Thousand Pounds)** are invited for this valuable freehold interest

LEGAL COSTS

Each party to bear their own proper reasonable legal costs.

Viewing & Further Information;

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SMB
Stephens McBride

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UNITS 3 & 8



ESTATE ROAD



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UNIT 8

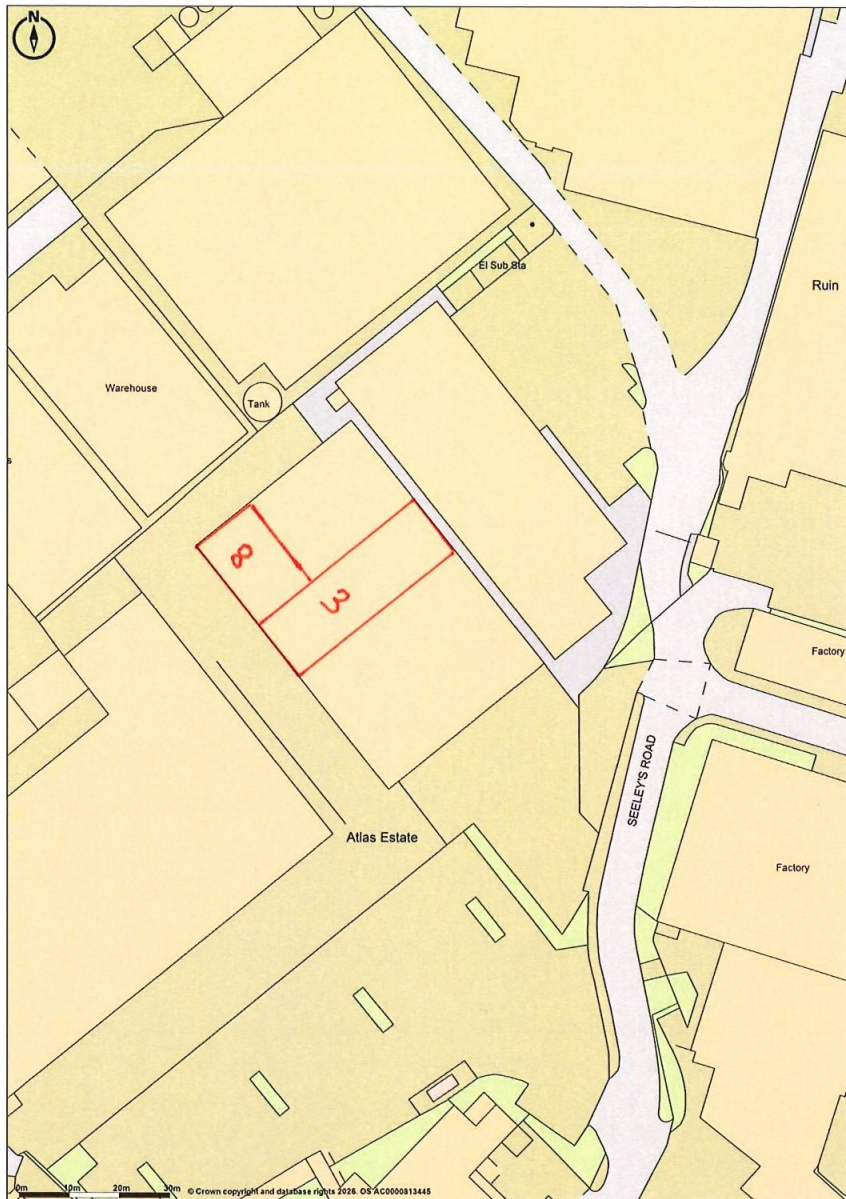


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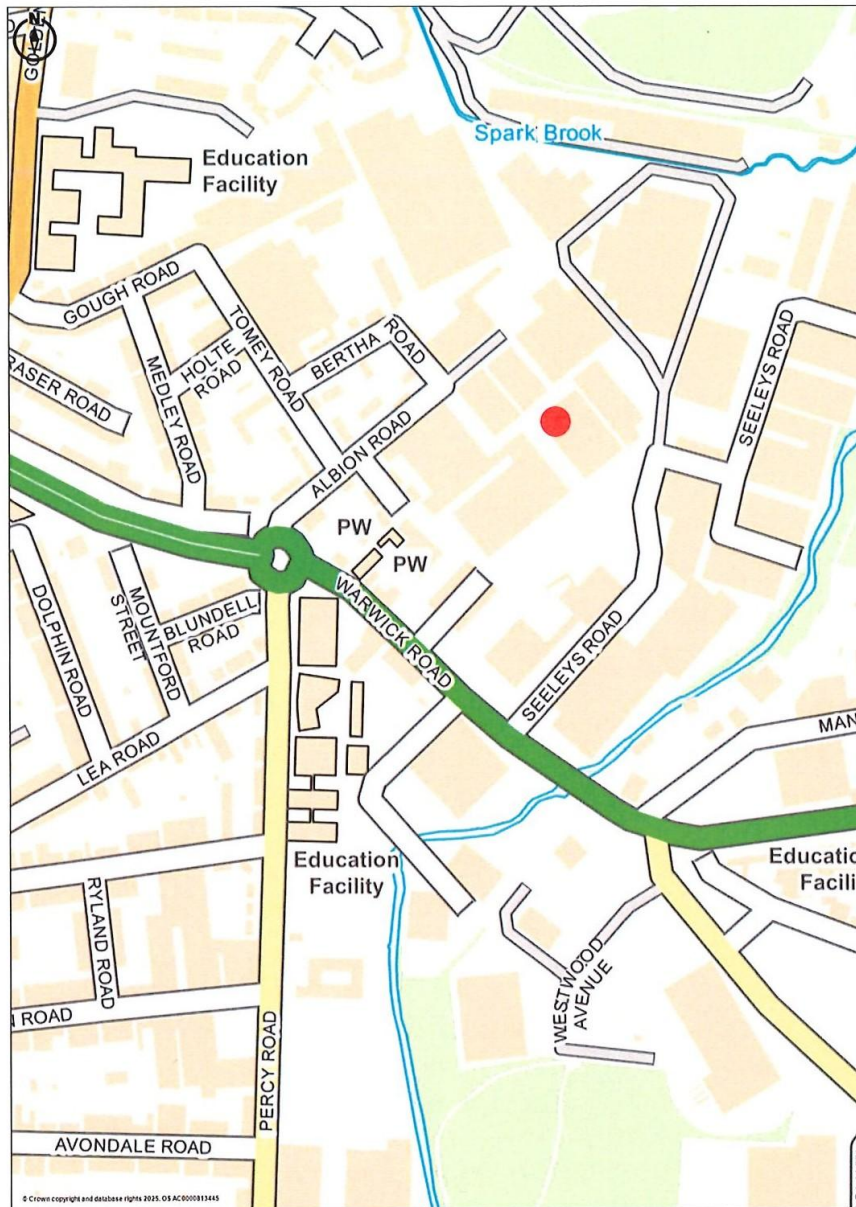
UNIT 3



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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.