

UNITS 6 & 7 ATLAS TRADING ESTATE, COLEBROOK ROAD, TYSELEY, BIRMINGHAM, B11 2NT



FREEHOLD FOR SALE

GROUND FLOOR
INDUSTRIAL/WAREHOUSE ACCOM.

6,000 sq.ft/557.42 sq.m

- 2, manually operated roller shutter doors
- Enclosed/secure, off street loading/car parking/yard facility
- Open span
- Circa, 2.5 miles south east of Birmingham City Centre
- Circa, 3.5 miles from Solihull Town Centre



Stephens McBride Chartered Surveyors & Estate Agents
Malvern House, New Road, Solihull, B91 3DL
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 provides ground floor, open span, industrial/warehouse accommodation. Benefits include:

- Secure/fenced/surfaced yard facility/off street loading/off street car parking (hatched green)
- Open span
- Tube lighting
- Excellent natural light
- 2, manually operated roller shutter doors
- Ancillary office accommodation, kitchen & toilet facilities

ACCOMMODATION

6,000 sq.ft/557.42 sq.m

Viewing & Further Information;

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OCCUPATION

Completion 6 weeks post exchange, enabling the vendor to vacate, leaving the property clean and tidy.

VAT

VAT is **not** applicable

BUSINESS RATES

April 2026

Rateable Value - **£20,750**

Rates payable circa, **£10,000**

MAINS SUPPLIES

A 100amp, 3 phase electrical supply (primary), water and foul drainage.

CONSIDERATION

Offers in excess of **£485,000 (Four Hundred and Eighty Five Thousand Pounds)** are invited for this valuable freehold interest

LEGAL COSTS

Each party to bear their own proper reasonable legal costs.

SMB
Stephens McBride

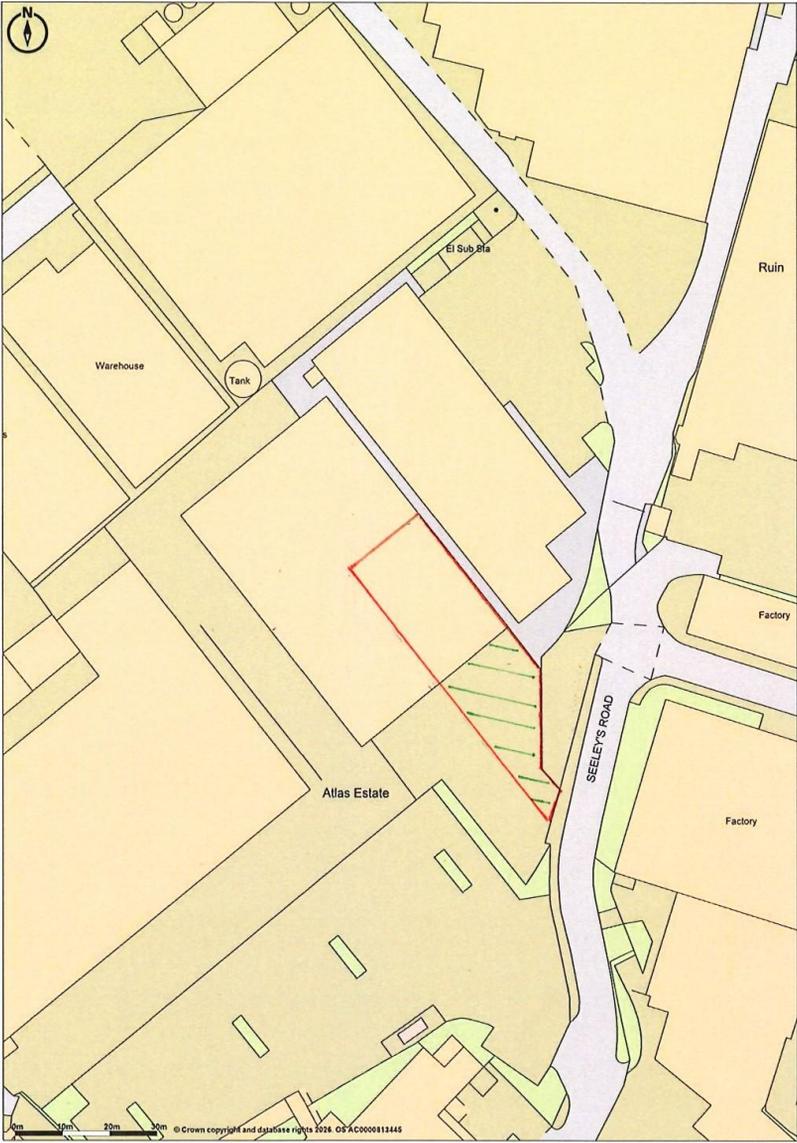
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NOTICE

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.