

23 BALTIMORE ROAD, GREAT BARR, BIRMINGHAM, B42 1DD



FREEHOLD FOR SALE

GROUND FLOOR
INDUSTRIAL/WAREHOUSE
ACCOMMODATION

13,318 sq.ft/1,237.3 sq.m

- Open span.
- Off-street loading/car parking.
- Three phase electrical supplies.
- Extensive frontage onto Baltimore Rd.
- Circa 1 ½ miles from Junction 7 of the M6 Motorway.
- Circa 3 ½ miles from Birmingham City Centre
- Circa 3 ½ miles from Junction 6 of the M6 Motorway
- Apex height 20ft./6.09m.



Stephens McBride Chartered Surveyors & Estate Agents
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LOCATION

The subject premises enjoys an extensive frontage onto Baltimore Road.

The area benefits from excellent communicational links.

Junction 7 of the M6 Motorway is situated approximately 1.5 miles north west (direct dual carriageway access via Walsall Road -A34).

Junction 7 adjoins the main inter-section of the M6 and M5 Motorways (Rayhall Interchange).

Junction 6 of the M6 Motorway, "Spaghetti Junction" is situated approximately 3.5 miles south east.

The main A34 provides direct dual carriageway access to Birmingham City Centre (circa 3.5 miles due south).

DESCRIPTION

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

Benefits include;

- Excellent off-street loading/car parking
- Substantial roller shutter door access (**width 26'0"/7.93m – height 8' 3"/2.52m**) and metal sliding gate access (**width 12' 0"/3.66m – height 9' 2"/2.79m**)
- Open span
- Apex height circa **20' 0"/6.09m**.
- Fluorescent strip lighting.
- Roof mounted gas fired blow heaters.
- Electrically operated security shutters to all windows and pedestrian doors.
- Ancillary, high quality office accommodation. Suspended ceilings. Recessed lighting. Recessed air conditioning units. Glazed partitioning.

For More Information Contact:

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ACCOMMODATION

13,318 sq.ft/1,237.3 sq.m

RATEABLE VALUE/RATES PAYABLE

Rateable Value: **£38,000**

Rates Payable : Circa **£19,000**

MAINS SUPPLIES

The property has the advantage of 2 x three phase electrical supplies, gas, water & drainage.

PLANNING

We are advised that the property has consent to be utilised on the basis of **Use Class B1** and **B8**.

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

VAT

VAT is not applicable.

OCCUPATION

Immediate occupation is available on completion of all legal formalities.

CONSIDERATION

Offers are invited in excess of **£460,000 (Four Hundred & Sixty Thousand Pounds)**.

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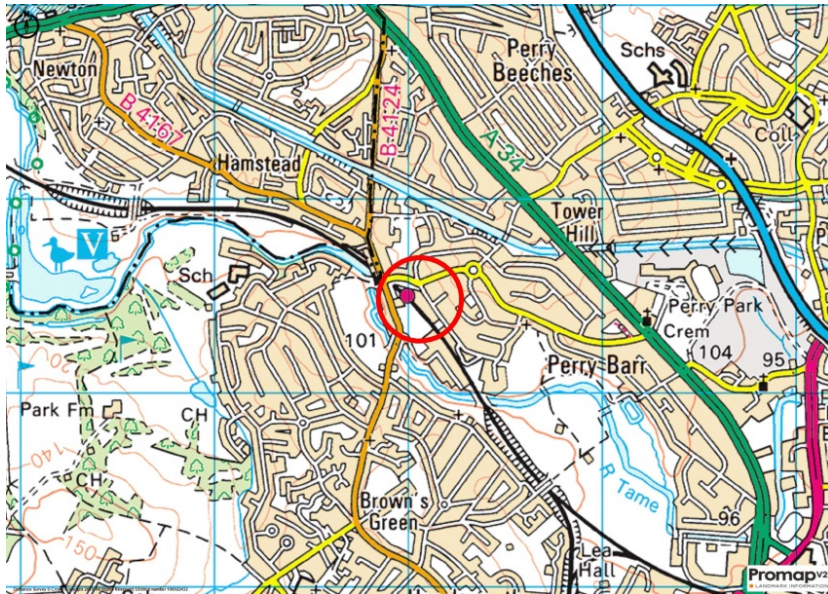
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NOTICE

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.