

33 BANNERLEY ROAD, GARRETT'S GREEN, BIRMINGHAM,
B33 0SL



FOR SALE

GROUND FLOOR
PORTAL FRAMED
INDUSTRIAL/WAREHOUSE/
DISTRIBUTION ACCOMMODATION

15,255 sq.ft./1,470.21 sq.m.

- Excellent off-street car parking (forecourt).
- Secure yard area to the rear.
- Roller shutter door access.
- Apex height circa 17'0" / 5.18 m
- Circa 4 miles from Birmingham International Airport & Railway and Junction 6 of the M42 motorway.
- Circa 4 miles south east of Birmingham City Centre.



Stephens McBride Chartered Surveyors & Estate Agents
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www.smbsurveyors.com

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LOCATION

The subject premises occupies a prominent position, enjoying frontage onto Bannerley Road, located within close proximity to the intersection with Granby Avenue.

The area benefits from excellent communicational links:

1. Junction 6 of the M42 motorway.
2. Junction 4 of the M6 motorway..

NEC and Birmingham International Airport & Railway are located approximately 4 miles south east.

Birmingham City Centre is situated approximately 4 miles north west.

DESCRIPTION

The subject premises provides predominantly ground floor, portal framed, industrial/warehouse/distribution accommodation, including ancillary offices.

Benefits include:

- Excellent off-street car parking (substantial forecourt).
- Enclosed yard area to the rear.
- Apex height circa **17'0"/5.18m**.
- Roof mounted gas fired blow heater.
- Roller shutter door access (rear).

ACCOMMODATION

15,255 sq.ft./1,470.21 sq.m.

MAINS SUPPLIES

The property has the advantage of electricity (3 phase 100 amp), gas, water and drainage.

For More Information Contact:

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RATEABLE VALUE

The unit, as yet, has not been separately assessed.

Further information is available from the sole selling agents.

BASIS OF OWNERSHIP

The basis of ownership is long ground leasehold – circa 58 years unexpired at a current ground rent of circa **£21,700 p.a.**

Further information is available from the sole selling agents.

VAT

VAT is not applicable.

CONSIDERATION

Offers in excess of **£425,000 (four hundred and twenty five thousand pounds)** are invited for this valuable long ground leasehold interest.

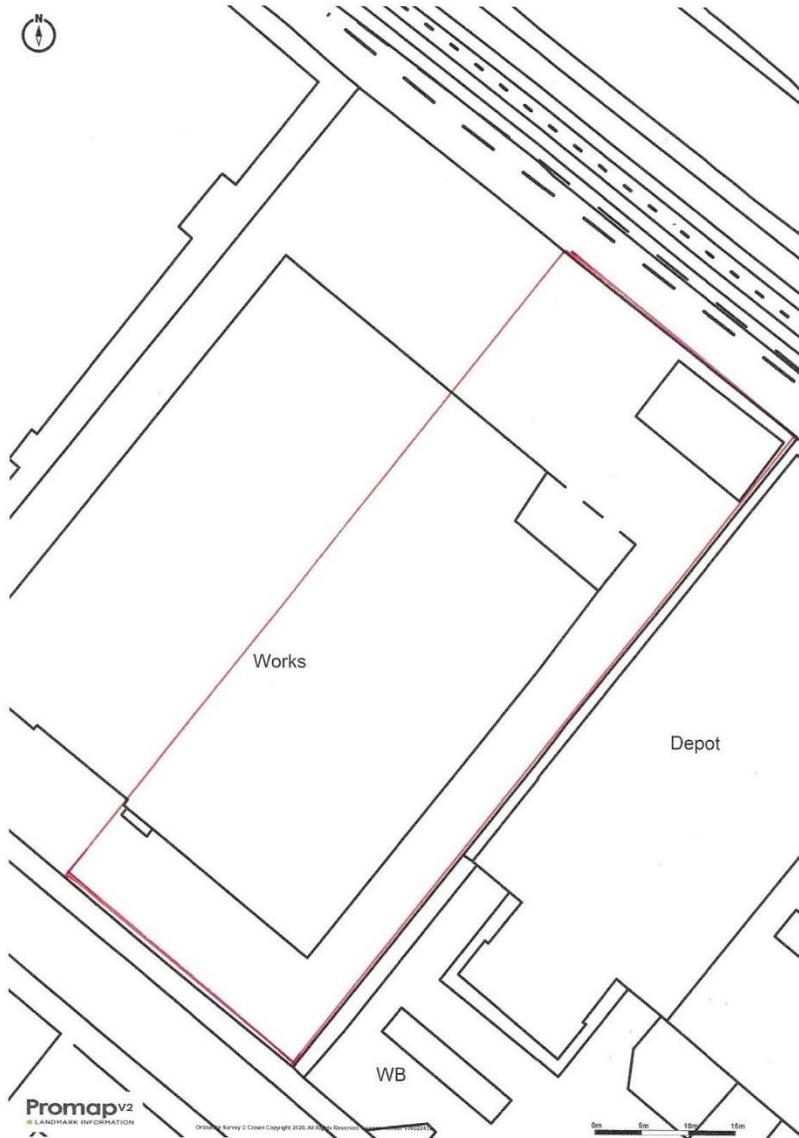
OCCUPATION

Immediate occupation is available on completion of all legal formalities.

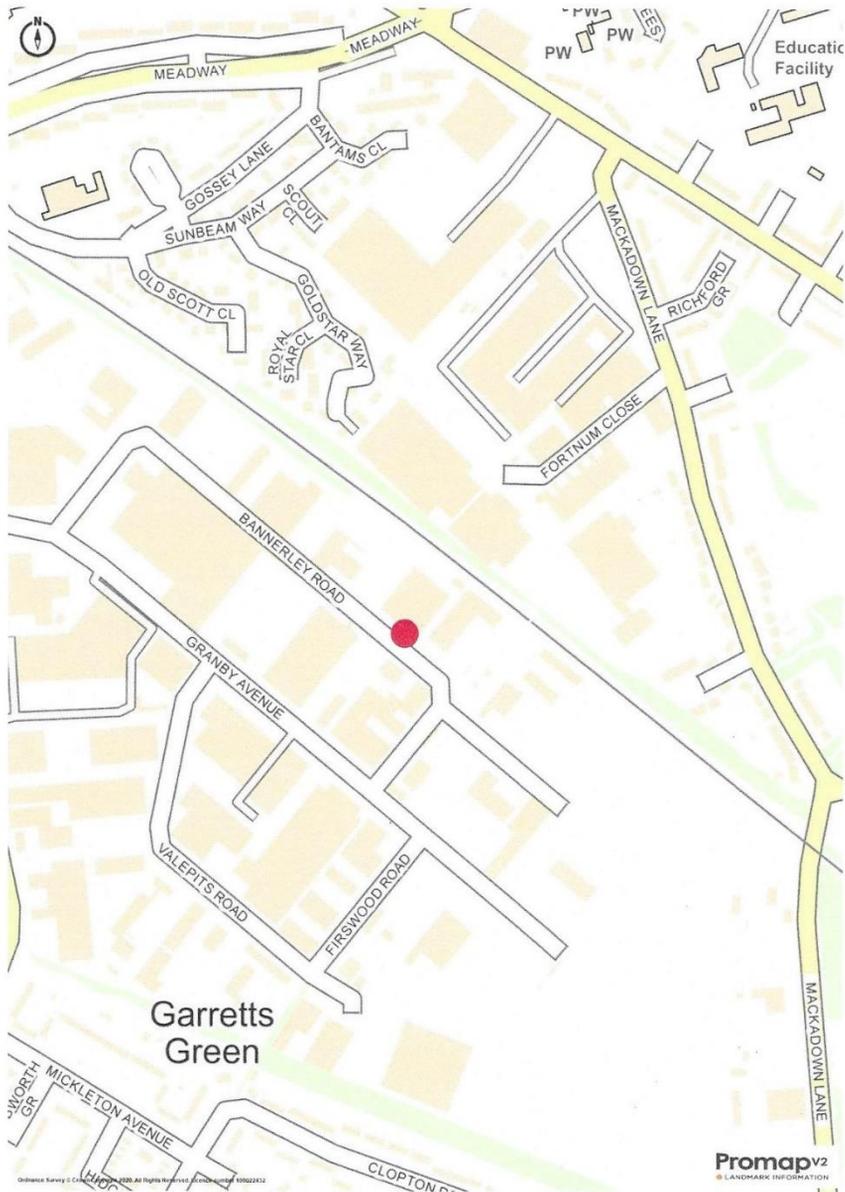
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NOTICE

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.