

15 BIRCH ROAD EAST, ASTON, BIRMINGHAM, B6 7DA



FREEHOLD FOR SALE

GROUND FLOOR
INDUSTRIAL/WAREHOUSE ACCOM.

4,285 sq.ft/398.08 sq.m
(Ground Floor)

- Outside of the clean air zone
- Substantial, roller shutter door access.
- Off street loading/car parking.
- Circa, 1.25 miles from junction 6 of the M6 motorway.
- Circa, 2 mile due north of Birmingham City Centre.

15 BIRCH ROAD EAST, ASTON, BIRMINGHAM, B6 7DA

LOCATION

The subject premises enjoys direct frontage onto Birch Road East, within close proximity to the intersections with Wyrley Road.

Junction 6 of the M6 motorway, "Spaghetti Junction", is located approximately 1.25 miles due east.

Birmingham City Centre is situated approximately 2 miles due south.

Excellent communicational links – A38M (Aston Expressway), A47 (Heartlands Spine Road), Tyburn Road and Lichfield Road are all nearby.

DESCRIPTION

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

Advantages include:

- Substantial, roller shutter door access.
- Off street loading/car parking.
- Excellent natural light.
- Solid concrete floor structures throughout.

ACCOMMODATION

4,285 sq.ft/398.08 sq.m

VAT

VAT is not applicable

BUSINESS RATES

At present, the subject premises does not attract a separate business rate assessment.

The vendor is in the process of obtaining a separate assessment.

Further information is available from the sole selling agents.

SERVICE CHARGE

A service charge is applicable – circa **£300 pa**, relating to the upkeep of all common areas.

MAINS SUPPLIES

All mains supplies are connected, including electricity (3 phase), gas, water and foul drainage.

OCCUPATION

Immediate occupation is available on completion of all legal formalities.

CONSIDERATION

Offers in excess of **£350,000 (Three Hundred and 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

In accordance with Anti Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from any incoming tenant.

For More Information Contact:

Robert Taylor BSc MRICS/Oliver

T: 0121 706 7766

E: robert@smbsurveyors.com

E: ollie@smbsurveyors.com

SMB
Stephens McBride

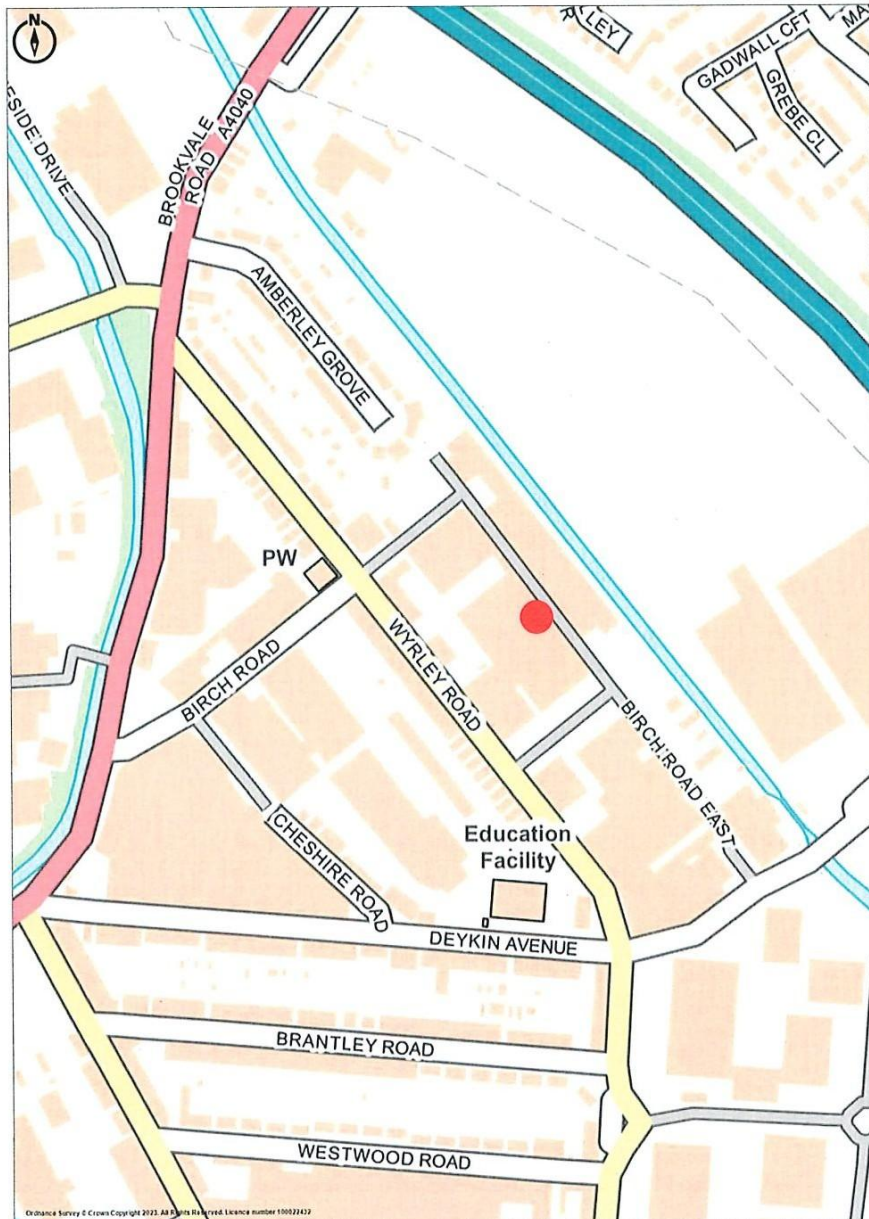
15 BIRCH ROAD EAST, ASTON, BIRMINGHAM, B6 7DA



15 BIRCH ROAD EAST, ASTON, BIRMINGHAM, B6 7DA



15 BIRCH ROAD EAST, ASTON, BIRMINGHAM, B6 7DA



15 BIRCH ROAD EAST, ASTON, BIRMINGHAM, B6 7DA

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.

