

# UNITS 1/2,3,4,5 & 6 BURBIDGE ROAD, BIRMINGHAM, B9 4US



## FREEHOLD FOR SALE

### INDUSTRIAL/WAREHOUSE ACCOMMODATION

Ground Floor – 23,230 sq.ft/2,158.12 sq.m

First Floor/Mezzanine – 5,881 sq.ft/546.36 sq.m

Total Accommodation – 29,111sq.ft/2,704.48 sq.m

- Part vacant possession (Units 1/2, & 5) and part tenanted (Units 3,4 & 6).
- Secure/enclosed off-street car parking facility, as well as forecourt parking.
- Each unit has the benefit of substantial, roller shutter door access.
- Substantial frontage onto Burbidge Road, within close proximity with the intersection with Bordesley Green Road.
- Circa, 2.5 miles east of Birmingham City Centre.
- 2.5 miles from Junction 6 of the M6 Motorway, "Spaghetti Junction".



Stephens McBride Chartered Surveyors & Estate Agents  
Malvern House, New Road, Solihull, B91 3DL

Tel: 0121 706 7766

[www.smbsurveyors.com](http://www.smbsurveyors.com)

<https://www.linkedin.com/company/smb-alexander-stevens/>

# UNITS 1/2,3,4,5 & 6 BURBIDGE ROAD, BIRMINGHAM, B9 4US

## LOCATION

The subject premises enjoys an extensive frontage onto Burbidge Road, within close proximity to the intersection with Bordelsey Green Road.

Birmingham City Centre is located approximately 2.5 miles due west.

Access to the national motorway network is provided by Junction 6 of the M6 motorway, "Spaghetti Junction" (2.5 miles due north).

## DESCRIPTION

The subject premises comprise a predominantly ground floor, industrial/warehouse facility, sub-divided, to provide a total of 5, self-contained units.

Benefits include;

- Forecourt parking.
- Enclosed/secure parking facility.
- Extensive frontage.
- Each unit has the benefit of roller shutter door access.

## ACCOMMODATION

### Unit 1/2

Ground floor	12,248 sq.ft/1,137.87 sq.m
Mezzanine	3,764 sq.ft/349.68 sq.m
Total Accommodation	<u>16,012 sq.ft/1,487.55 sq.m</u>

### Unit 3

Ground floor	4,493 sq.ft/417.41 sq.m
Mezzanine	230 sq.ft/21.37 sq.m
Total Accommodation	<u>4,723 sq.ft/438.78 sq.m</u>

### Unit 4

Ground floor	1,118 sqft/168.89 sq.m
Mezzanine	987 sq.ft/91.7 sq.m
Total Accommodation	<u>2,805 sq.ft/260.59 sq.m</u>

### Unit 5

Ground floor	900 sqft/83.61 sq.m
First floor	900 sq.ft/83.61 sq.m
Total Accommodation	<u>1,800 sq.ft/167.22 sq.m</u>

## **For More Information Contact:**

Robert Taylor BSc MRICS

T: 0121 706 7766

E: [robert@smbsurveyors.com](mailto:robert@smbsurveyors.com)

# UNITS 1/2,3,4,5 & 6 BURBIDGE ROAD, BIRMINGHAM, B9 4US

## Unit 6

Two forms of ID will be required from any ingoing tenant.

Ground floor	3,771 sqft/350.33 sq.m
Total Accommodation	<u>29,111 sq.ft/2,704.47 sq.m</u>

## CURRENT INCOME

(Units 3,4 &6) - **£41,000 per annum** exclusive.

## SITE AREA

Circa, **.75 of an acre/0.3 of a hectare.**

## VAT

VAT is not applicable.

## CONSIDERATION

Offers in excess of **£1.45 million (one million, four hundred & fifty thousand pounds)** are invited for this valuable freehold interest, subject to the existing basis of occupation/rental income.

## LEGAL COSTS

Each party to bear their own proper reasonable legal costs.

## ANTI MONEY LAUNDERING

### **For More Information Contact:**

Robert Taylor BSc MRICS

T: 0121 706 7766

E: [robert@smbsurveyors.com](mailto:robert@smbsurveyors.com)

**SMB**

Stephens McDermid

UNITS 1/2,3,4,5 & 6 BURBIDGE ROAD, BIRMINGHAM, B9 4US

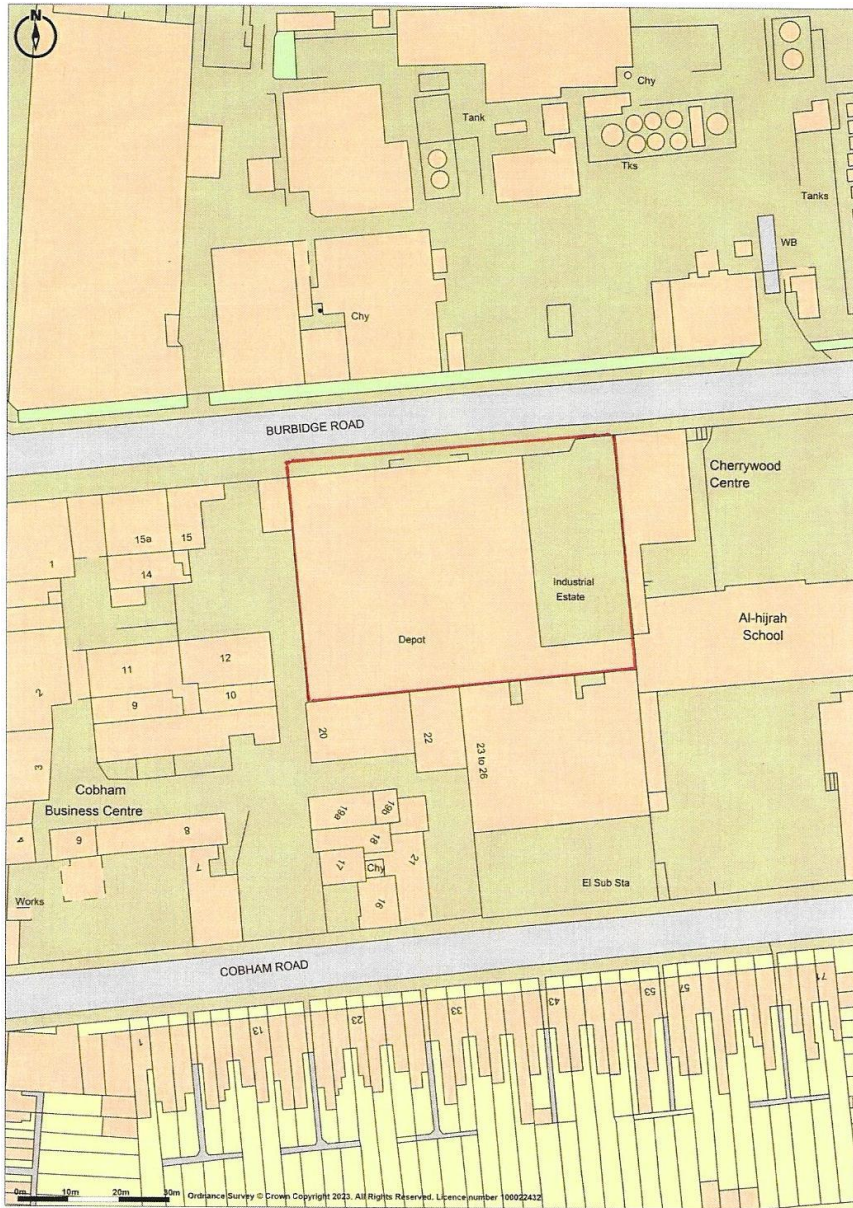




UNITS 1/2,3,4,5 & 6 BURBIDGE ROAD, BIRMINGHAM, B9 4US

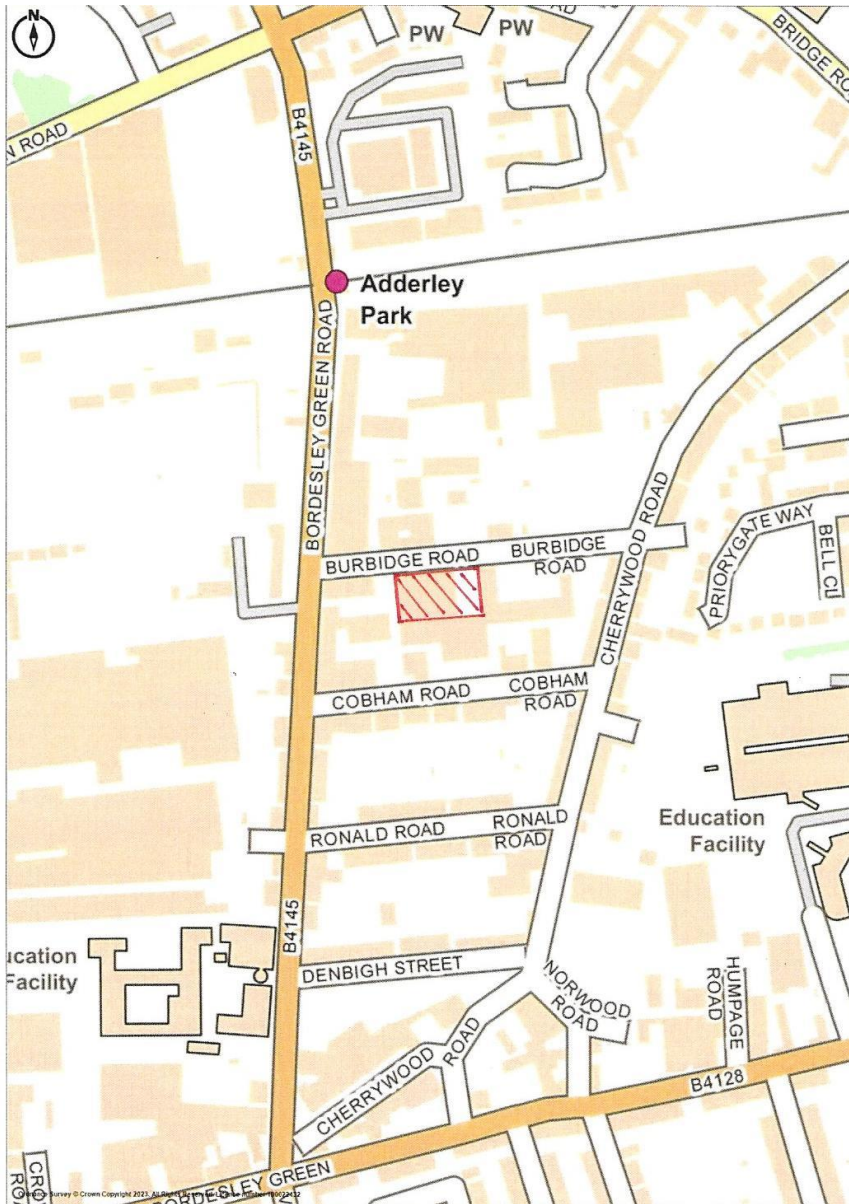


# UNITS 1/2,3,4,5 & 6 BURBIDGE ROAD, BIRMINGHAM, B9 4US





# UNITS 1/2,3,4,5 & 6 BURBIDGE ROAD, BIRMINGHAM, B9 4US



# UNITS 1/2,3,4,5 & 6 BURBIDGE ROAD, BIRMINGHAM, B9 4US

## 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.