

UNIT 9, CENTURY BUSINESS PARK, GARRISON LANE, BIRMINGHAM, B9 4NZ



FREEHOLD FOR SALE

HIGH QUALITY
BUSINESS/OFFICE/STORAGE/
WORKSHOP ACCOMMODATION

Circa 1,820 sq.ft/169.09 sq.m

- Relatively modern, end of terrace, 2 storey structure.
- Substantial, “up and over” door.
- Off street loading/car parking.
- Gas fired central heating.
- Suspended ceilings/recessed lighting.
- Within close proximity to the middle ring road (Garrison Circus).
- Circa, 1 mile east of Birmingham City Centre.
- Within close proximity to the main Aston Expressway (A38M).
- Outside of the Clean Air Zone



Stephens McBride Chartered Surveyors &
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LOCATION

Century Business Park, accessed via Garrison Lane, comprises relatively modern, well maintained, business/storage/workshop/office facilities

Garrison Lane provides direct access to Garrison Circus (middle ring road – Lawley Middleway/ Watery Lane Middleway – A4540).

Birmingham City Centre is located approximately 1 mile due west.

The main Aston Expressway (A38M – direct dual carriageway access via middle ring road – circa, 1.25 miles north west), provides direct access to junction 6 of the M6 motorway, “Spaghetti Junction”.

The estate is marginally outside of the Clean Air Zone.

DESCRIPTION

The subject premises comprise high quality, relatively modern, 2 storey end of terrace, business/office/storage /workshop accommodation.

Benefits include;

- i) Forecourt parking - 4 spaces.
- ii) Off-street loading.
- iii) Substantial, “up and over” access door.
- iv) Gas fired central heating.
- v) Suspended ceilings incorporating recessed diffused/spot lighting.
- vi) Laminate floor coverings.
- vii) Windows are UPVC double glazed (security shutters).
- viii) Gated development/security

A series of private meeting rooms, boardroom, ground floor workshop/storage facility, female/male toilets and a kitchen.

For More Information Contact:

Robert Taylor BSc MRICS

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ACCOMMODATION

1,820 sq.ft/169.09 sq.m

MAINS SUPPLIES

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

TENURE

Freehold.

VAT

VAT is **not** applicable.

ANNUAL SERVICE CHARGE

The annual service charge is circa, **£2,000.**

(maintenance/security)

RATEABLE VALUE/RATES PAYABLE

Rateable value

£14,500

Rates payable

Circa, **£7,000 p.a.**

OCCUPATION

Immediate occupation is available upon completion of all legal formalities.

CONSIDERATION

Offer in excess of **£250,000 (Two Hundred & Fifty Thousand Pounds)** are invited for this valuable freehold interest.

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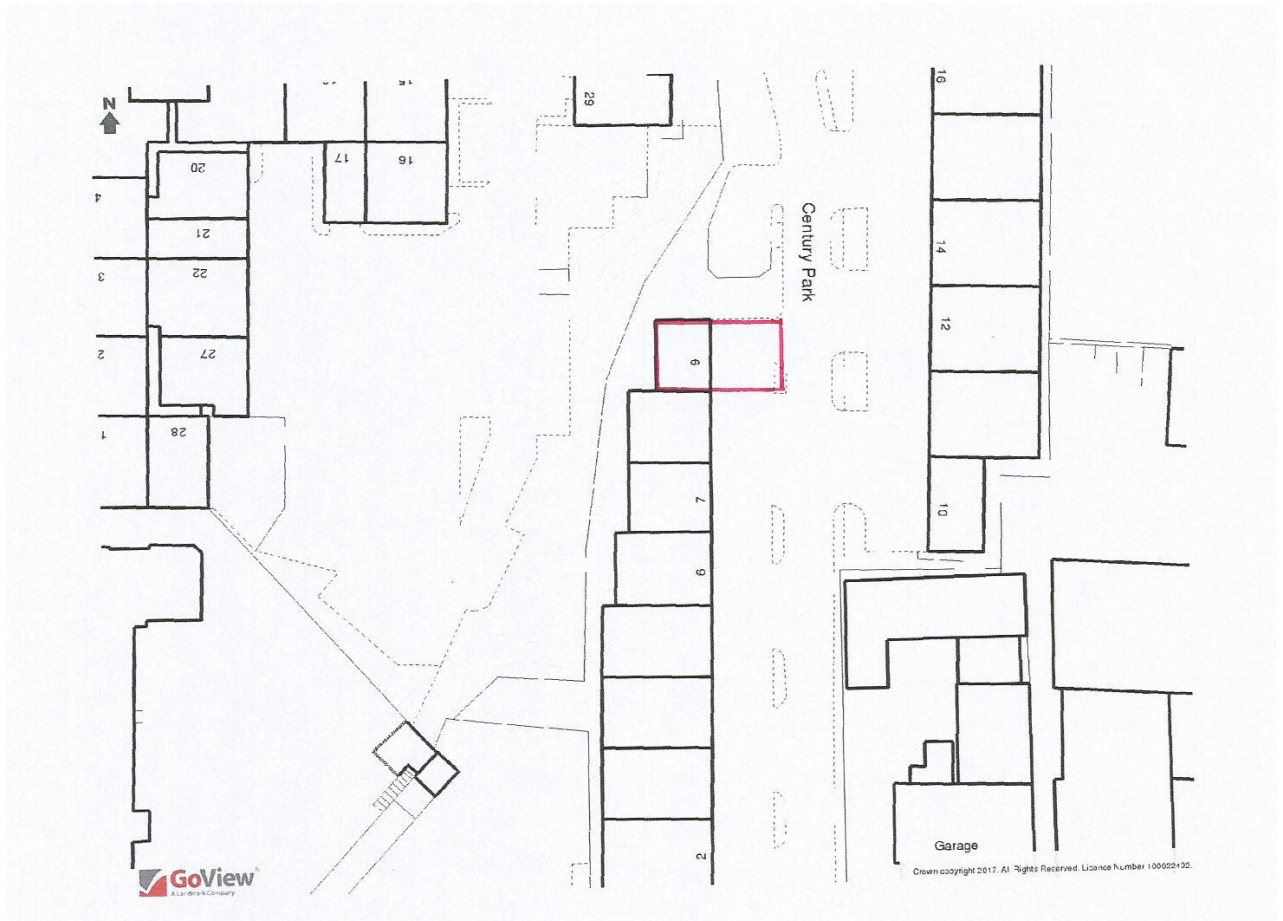
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NOTICE

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.