

UNIT 1, CENTURY PARK, GARRISON LANE, BIRMINGHAM, B9 4NZ



FREEHOLD FOR SALE

GROUND FLOOR
INDUSTRIAL/WAREHOUSE/BUSINESS
FACILITY INCLUDING FIRST FLOOR
OFFICES

3,622 sq.ft/336.49 sq.m

- Prominent position, adjoining the entrance to the estate, fronting Garrison Lane.
- Excellent, off street car parking – circa, 6/8 spaces.
- Substantial, “up & over” access door.
- Well maintained office accommodation.
- Air conditioning units (dual).
- Kitchen and toilet facilities.
- Suspended ceilings/recessed lighting.

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LOCATION

The subject premises occupies a prominent position, adjoining the entrance to the estate, fronting Garrison Lane.

Excellent communicational links.

Garrison Lane provides direct access to the Middle Ring Road, which, in conjunction with the main Aston Expressway (A38M), provides direct access to junction 6 of the M6 motorway, "Spaghetti Junction".

Birmingham City Centre is located approximately 1 mile due west.

The property is outside of the clean air zone.

DESCRIPTION

The subject premises comprise relatively modern, well maintained, 2 storey accommodation.

Ground floor warehouse and first floor offices.

Advantages include:

- Suspended ceilings/recessed lighting
- Air conditioning units (dual) and wall mounted panel heaters
- Substantial "up & over" door access
- Kitchen and toilet facilities
- Circa, 6/8 off street car parking spaces

It is important to note external claddings/rainwater goods are in the process of refurbishment by the vendor.

ACCOMMODATION

3,622 sq.ft/336.49 sq.m

BASIS OF SALE

Freehold with vacant possession.

OCCUPATION

Immediate occupation is available on completion of all legal formalities.

VAT

VAT is not applicable

BUSINESS RATES

Rateable Value - **£11,250**

Rates Payable – circa, **£5,625** pa

However, Small Business Rates Relief may apply.

ANNUAL SERVICE CHARGE

Circa **£3,200** pa

MAINS SUPPLIES

The property has the advantage of mains electricity (3 phase), water and drainage. No mains gas.

CONSIDERATION

Offers in excess of **£295,000 (Two Hundred and Ninety Five Thousand Pounds)** are invited for this valuable freehold interest.

LEGAL COSTS

Each party to bear their own proper reasonable legal costs.

For More Information Contact:

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SMB
Stephens McBride

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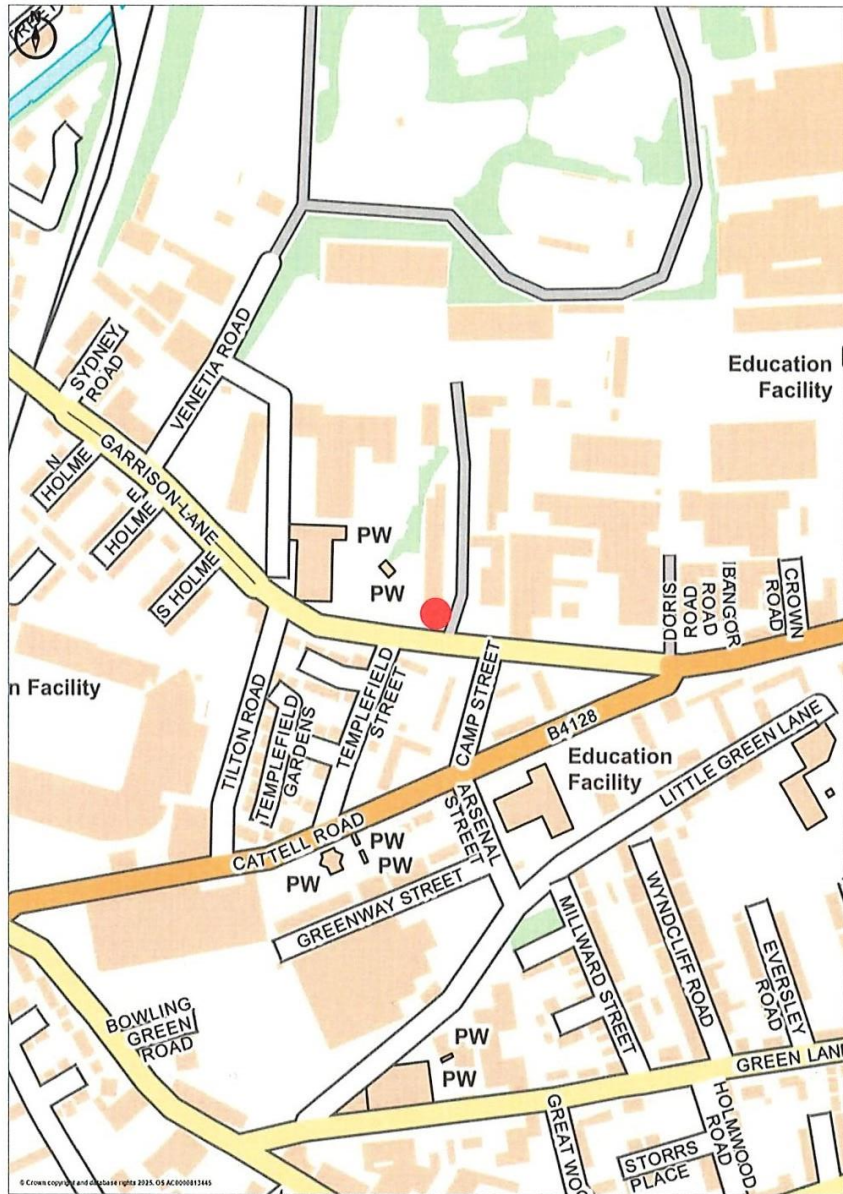
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NOTICE

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.