

CARRTECH LTD, CROSSFIELD ROAD, BIRMINGHAM, B33 9HP



FREEHOLD FOR SALE

INDUSTRIAL/WAREHOUSE ACCOMMODATION

33,220 sq.ft/3,086.21 sq.m

- Extensive frontage onto Crossfield Road, adjoining the intersection with Cole Hall Lane.
- Circa, 5 miles due east of Birmingham City Centre
- Circa, 2 miles from Junction 5 of the M6 motorway.
- Forecourt, off-street car parking.
- Side driveway/off street loading.
- 4, Electrically operated roller shutter doors.

Site Area

1.08 of an acre/ 0.44 of a hectare



Stephens McBride Chartered Surveyors & Estate Agents
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LOCATION

The subject premises occupies a prominent position, fronting Crossfield Road, adjoining the intersection with Cole Hall Lane.

Junction 5 of the M6 motorway is located approximately 2 miles due north.

Birmingham City Centre is situated approximately 5 miles due west.

DESCRIPTION

The property comprises a substantial, ground floor, industrial/warehouse facility, including ancillary offices (limited).

Advantages Include:

- 4, electrically operated roller shutter doors
- Tube lighting/overhead gas radiant heating (production areas)
- Forecourt, off-street customer and staff parking
- Secure palisade boundary fencing/gates
- UPVC windows to the front (offices), with the benefit of external, electrically operated security shutters
- The ancillary offices are of a reasonably high standard, predominantly open plan. Suspended ceilings. Recessed lighting. Air conditioning. Electric panel heating. Floor coverings are carpet.

MAINS SUPPLIES

The property benefits from a substantial (primary) electricity supply, gas, water and foul drainage.

BASIS OF SALE

Freehold with vacant possession

OCCUPATION

Immediate occupation is available on completion of all legal formalities.

ACCOMMODATION

33,220 sq.ft/3,086.21 sq.m

SITE AREA

1.08 of an acre/ 0.44 of a hectare

VAT

VAT is **not** applicable

BUSINESS RATES

(April 2026)

Rateable Value – **£80,500**

Rates payable circa, **£40,250**

CONSIDERATION

Offers in excess of **£1,660,000 (One Million Six Hundred and Sixty Thousand Pounds)** are invited for this valuable freehold interest

LEGAL COSTS

Each party to bear their own proper reasonable legal costs.

Viewing & Further Information;

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OFF STREET CAR PARKING



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SIDE DRIVEWAY



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MAIN PRODUCTION AREAS



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OFFICES



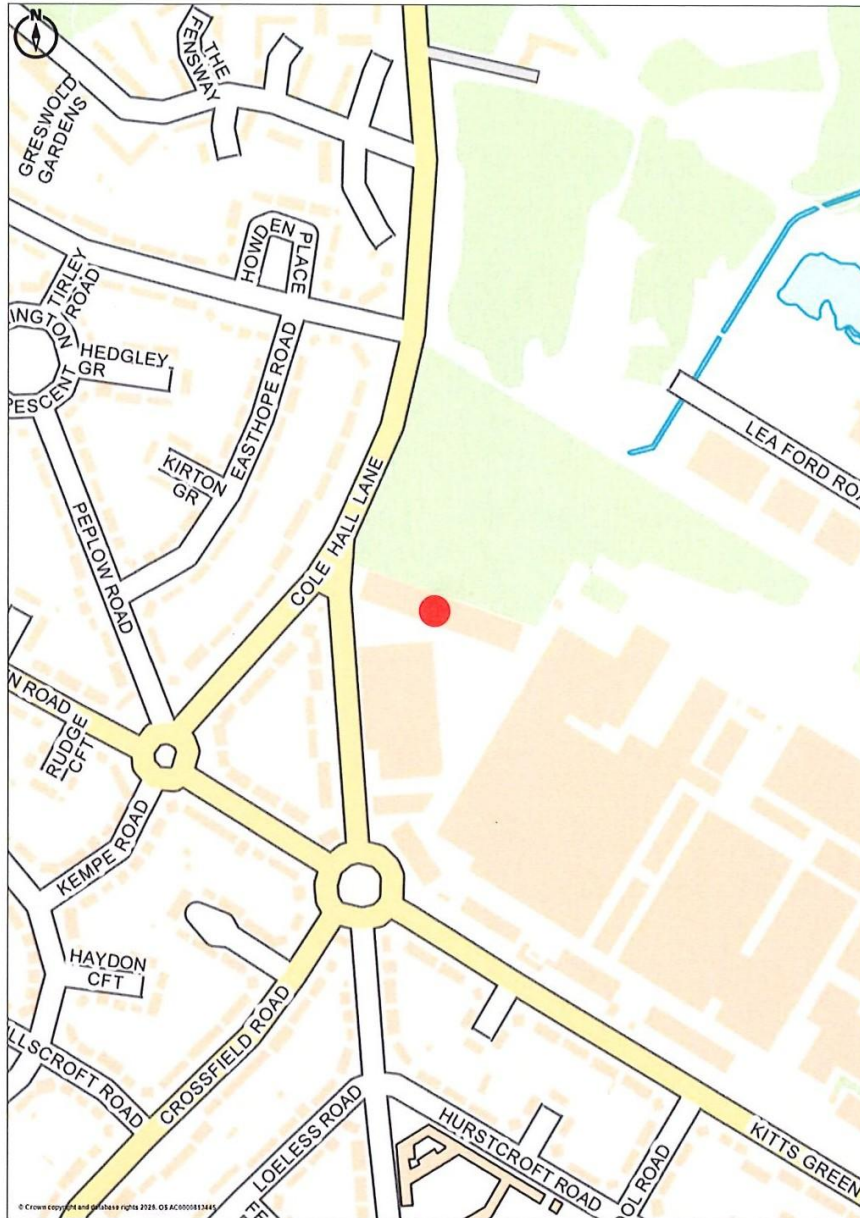
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NOTICE

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.