

11 CROWN ROAD, BIRMINGHAM, B9 4TT



FOR SALE

INDUSTRIAL/WAREHOUSE/
OFFICE ACCOMMODATION
(INCLUDING ENCLOSED YARD)

3,200 sq.ft/297.29 sq.m

- Extensive frontage onto Crown Road.
- Substantial, roller shutter door access.
- Enclosed, gated yard facility.
- Gas fired central heating.
- Three phase electrical supply.
- Circa 2 miles from Birmingham City Centre.
- Within relative close proximity to the middle ring road/Aston Expressway/national motorway network.

SMB
Stephens McBride

Stephens McBride Chartered Surveyors & Estate Agents
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LOCATION

The subject premises enjoys an extensive frontage on to Crown Road (cul-de-sac) – accessed via Bordesley Green (B4128).

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

The area is within close proximity to the Nechell's/Heartlands parkway (A47) and the main Aston Expressway (A38M).

Access to the national motorway network is provided by Junction 6 of the M6 motorway, "Spaghetti Junction" (circa 2½ miles due North).

The area is located approximately 2 miles due east of Birmingham City Centre.

DESCRIPTION

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

Advantages include:

- Substantial roller shutter door access (width **11ft 6"/3.5 metres**, height **12ft 9"/3.88 metres**)
- Apex height circa 16ft/4.88 metres.
- Gas fired central heating.
- Enclosed, gated yard facility.

ACCOMMODATION

3,200 sq.ft/297.29 sq.m

For More Information Contact:

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BASIS OF OWNERSHIP

We are advised that the basis of ownership is a long leasehold interest – circa 87 years unexpired at a current ground rent of £3,200 (**Three Thousand Two Hundred Pounds**) per annum exclusive.

Further information is available from the sole selling agents.

MAINS SUPPLIES

The property has the advantage of a three phase electrical supply, gas, water and drainage.

RATEABLE VALUE/RATES PAYABLE

Rateable value: £15,250

Rates payable: Circa £7,470

CONSIDERATION

Offers in excess of £280,000 (**Two Hundred and Eight Thousand Pounds**), are invited for this valuable long leasehold interest.

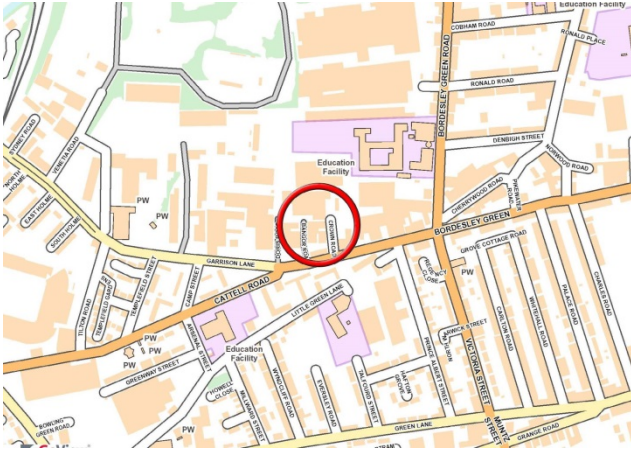
VAT

VAT is not applicable.

OCCUPATION

Immediate occupation is available on completion of all legal formalities.

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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.