

UNIT 8A, LIGHTNING WAY, ALVECHURCH ROAD, WEST
HEATH, BIRMINGHAM, B31 3PH



FREEHOLD FOR SALE

**GROUND FLOOR
INDUSTRIAL/WAREHOUSE ACCOM.**

5,340 sq.ft/498.88 sq.m

- Off street loading/car parking facilities.
- Part portal framed/relatively modern.
- Substantial, electrically operated roller shutter door access.
- Roof mounted, gas fired blow heaters.
- Circa, 2.5 miles from junction 2 of the M42 motorway.
- Ease of access to the M40 & M5 motorways.
- Circa, 8.5 miles south west of Birmingham City Centre

UNIT 8A, LIGHTNING WAY, ALVECHURCH ROAD, WEST HEATH, BIRMINGHAM, B31 3PH

LOCATION

The subject premises can be accessed via both Lightning Way and Alvechurch Road.

Junction 2 of the M42 motorway is located approximately 2.5 miles due south. Ease of access to the M5 & M40 motorways.

Birmingham City Centre is situated approximately 8.5 miles north east.

DESCRIPTION

The subject premises comprise 2, adjoining, ground floor, industrial/warehouse facilities.

Part "older type" and part relatively modern (portal framed/high bay).

Advantages include:

- 2, separate, gated entrances
- Off street loading/car parking
- Substantial, electrically operated roller shutter door access
- Roof mounted gas fired blow heaters

The freehold demise is edged red on the attached plan, enclosed yard facilities hatched green and the shared/communal, permanent right of access hatched blue.

ACCOMMODATION

5,340 sq.ft/498.88 sq.m

VAT

VAT is **not** applicable

BUSINESS RATES

Rateable Value - **£30,750**

Rates Payable – circa, **£15,000**

MAINS SUPPLIES

The property has all mains supplies connected (primary), including 3 phase electricity, gas, water and foul drainage.

CONSIDERATION

Offers in excess of **£475,000 (Four Hundred and Seventy Five Thousand Pounds)** are invited for this valuable freehold interest, with vacant possession.

LEGAL COSTS

Each party to bear their own proper reasonable legal costs.

For More Information Contact:

Robert Taylor BSc MRICS/Oliver Beard

T: 0121 706 7766

E: robert@smburveyors.com

E: ollie@smburveyors.com

UNIT 8A, LIGHTNING WAY, ALVECHURCH ROAD, WEST HEATH,
BIRMINGHAM, B31 3PH



UNIT 8A, LIGHTNING WAY, ALVECHURCH ROAD, WEST HEATH,
BIRMINGHAM, B31 3PH

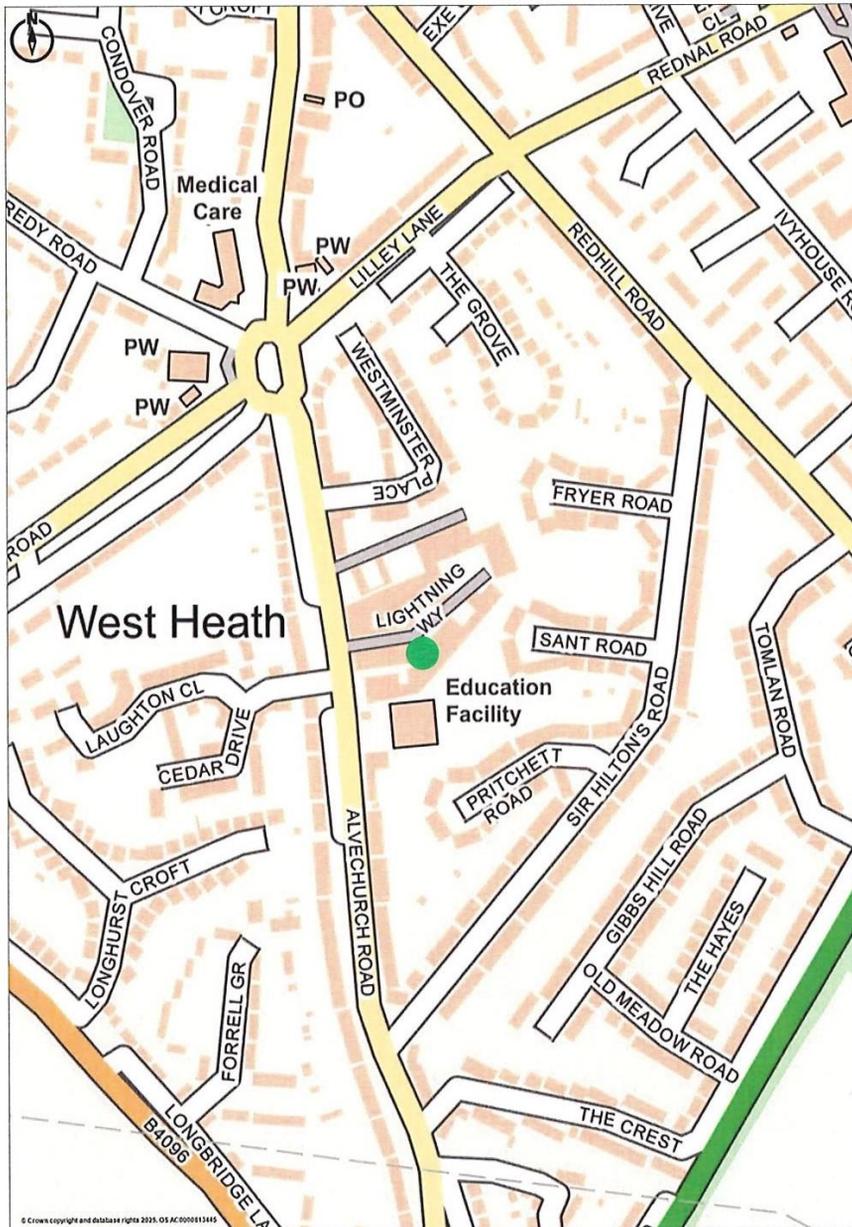


SMB
Stephens McBride

UNIT 8A, LIGHTNING WAY, ALVECHURCH ROAD, WEST HEATH, BIRMINGHAM, B31 3PH



UNIT 8A, LIGHTNING WAY, ALVECHURCH ROAD, WEST HEATH,
BIRMINGHAM, B31 3PH



UNIT 8A, LIGHTNING WAY, ALVECHURCH ROAD, WEST HEATH, BIRMINGHAM, B31 3PH

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.