

10 OUGHTON ROAD, HIGHGATE, BIRMINGHAM, B12 0DF



FREEHOLD FOR SALE

GROUND FLOOR
INDUSTRIAL/WAREHOUSE
ACCOMMODATION

3,582 sq.ft/332.77 sq.m

- Substantial, concertina door access.
- Floor mounted, gas fire blow heater.
- Open span.
- Forecourt, off-street loading/car parking.
- Circa 1.25miles south east of Birmingham city Centre.
- Circa 2 miles from the main Aston Expressway (A38M).
- Within close proximity to the Middle Ring Road.
- 3 phase electrical supply.
- Working height, circa 16ft 9"/5.1 m.



Stephens McBride Chartered Surveyors & Estate Agents
Malvern House, New Road, Solihull, B91 3DL
Tel: 0121 706 7766
www.smbsurveyors.com

10 OUGHTON ROAD, HIGHGATE, BIRMINGHAM, B12 0DF

LOCATION

The subject premises forms part of a terrace of industrial/warehouse units, fronting Oughton Road, situated within close proximity to the intersection with Highgate Place.

Highgate Place/Priestley Road provide direct access to the main Stratford Road (A34).

Highgate Place/Upper Conybere Street provide direct access to the Middle Ring Road (Highgate Middleway – A4540).

Birmingham City Centre is located approximately 1.25 miles north west.

Access to the national motorway network is provided by Junction 6 of the M6 Motorway, "Spaghetti Junction".

DESCRIPTION

The subject premises provides "end of terrace", predominantly ground floor, industrial/warehouse accommodation.

Advantages include;

- Open span – working height, circa **16ft 9"/5.1m**.
- Solid concrete floor structure.
- Floor mounted gas fired blow heater.
- Substantial concertina door access (width **15ft/4.57m** – height **13ft/3.96m**).
- Off street loading/car parking (forecourt).
- Florescent strip lighting.

For More Information Contact:

Robert Taylor BSc MRICS

T: 0121 706 7766

E: robert@smbsurveyors.com

ACCOMMODATION

3,582 sq.ft/332.77 sq.m

CONSIDERATION

Offers in excess of **£250,000 (two hundred and fifty thousand pounds)** are invited for this valuable freehold interest.

BUSINESS RATES

Rateable Value: £15,000

Rates Payable circa: £7,400

MAINS SUPPLIES

The property has the advantage of all mains supplies, including electricity (3 phase), gas, water and drainage.

VAT

VAT is not applicable.

OCCUPTION

Immediate occupation is available upon completion of all legal formalities.

10 OUGHTON ROAD, HIGHGATE, BIRMINGHAM, B12 0DF



10 OUGHTON ROAD, HIGHGATE, BIRMINGHAM, B12 0DF



10 OUGHTON ROAD, HIGHGATE, BIRMINGHAM, B12 0DF

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.