9 PENTOS DRIVE, SPARKHILL, BIRMINGHAM, B11 3TA

FOR SALE

ENCLOSED/SURFACED YARD FACILITY

0.6 of an acre/0.24 of a hectare

- 2, gated entrances
- Concrete surfaces/drainage/interceptor tanks
- Ancillary workshop and office accommodation
- Circa, 3 miles south east of Birmingham City Centre

Stephens McBride Chartered Surveyors & Estate Agents
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LOCATION

The subject yard facility, enjoys an extensive/direct frontage onto Pentos Drive, within close proximity to the intersection with Foremans Road.

Ease of access to the main Stratford Road (A34) and Warwick Road (A41).

Pentos Drive is a long established and extremely popular commercial location – new build development ongoing – directly opposite – business/warehouse facilities.

Birmingham City Centre is located approximately 3 miles north west.

Access to the national motorway network is provided by junction 5 of the M42 motorway.

DESCRIPTION

The subject premises comprise a secure/enclosed yard facility.

- Concrete surfaces throughout
- Interceptor tanks
- 2, gated entrances

The demise includes a ground floor workshop facility (2 electrically operated roller shutter doors – inspection pit) and first floor office accommodation (suspended ceilings/recessed lighting/kitchen & toilet facilities/air conditioning – dual/carpet floor coverings).

SITE AREA/ACCOMMODATION

Site Area – circa, **0.6 of an acre/0.24 of a hectare**

Ground Floor Workshop – **755 sq.ft/70.14 sq.m**

First Floor Office – **1,186 sq.ft/110.18 sq.m**

Open Sided Storage Facility – **860 sq.ft/79.89 sq.m**

VAT

VAT is **not** applicable.

BUSINESS RATES

April 2026

Rateable Value - £25,500
Rates Payable – circa, £12,750

MAINS SUPPLIES

3 phase electricity (primary), water and foul drainage. No gas.

OCCUPATION

Immediate occupation is available on completion of all legal formalities.

CONDITION

The basis of sale is freehold with vacant possession – clean and tidy.

If required, the vendor will remove the series of storage bays.

CONSIDERATION

Offers in excess of **£875,000 (Eight Hundred and Seventy Five 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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SMB Stephens McBride

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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.

SMB
Stephens McBride