

1603 PERSHORE ROAD, BIRMINGHAM, B30 2JF



FREEHOLD FOR SALE

HIGH BAY, PREDOMINANTLY GROUND FLOOR, INDUSTRIAL/WAREHOUSE ACCOMMODATION

Circa 35,000 sq.ft/3,251.58 sq.m

- Extensive frontage onto Pershore Road, located directly opposite the intersection with Fordhouse Lane.
- Excellent off-street car parking.
- Concertina and roller shutter door access (rear).
- Minimum working height – circa 23ft/7.01m.
- Circa 5 miles south of Birmingham City Centre.
- Further basement and mezzanine storage accommodation.



Stephens McBride Chartered Surveyors & Estate Agents
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Tel: 0121 706 7766
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LOCATION

The subject premises benefits from a prominent position/extensive frontage onto Pershore Road (main arterial route – considerable traffic flow – A441), situated directly opposite the intersection with Fordhouse Lane.

Birmingham City Centre is located approximately 5 miles due north.

DESCRIPTION

The subject premises provides predominantly ground floor, high bay, industrial/warehouse accommodation.

Benefits include;

- Excellent off street car parking.
- Minimum working height - **23ft/7.01m**.
- Concertina and roller shutter door access (rear).
- Excellent natural light.
- Gantry craneage (disused).

ACCOMMODATION

Circa 35,000 sq.ft/3,251.58 sq.m

The demise includes further basement and mezzanine storage areas.

MAIN SUPPLIES

The property has the advantage of a substantial, 3 phase electrical supply, gas, water and drainage.

BUSINESS RATES

Rateable Value: £35,250

Rates Payable circa: £17,500

VAT

VAT is **not** applicable.

CONSIDERATION

Offers in excess of **£1.6 million** are invited for this valuable freehold interest.

OCCUPATION

Occupation/completion will occur a maximum of 4 months from the date of exchange, enabling the vendor to vacate, leaving the property clean and tidy.

VIEWINGS

Please contact Robert Taylor BSc MRICS or Oliver Beard (0121 706 7766) to make an appointment.

For More Information Contact:

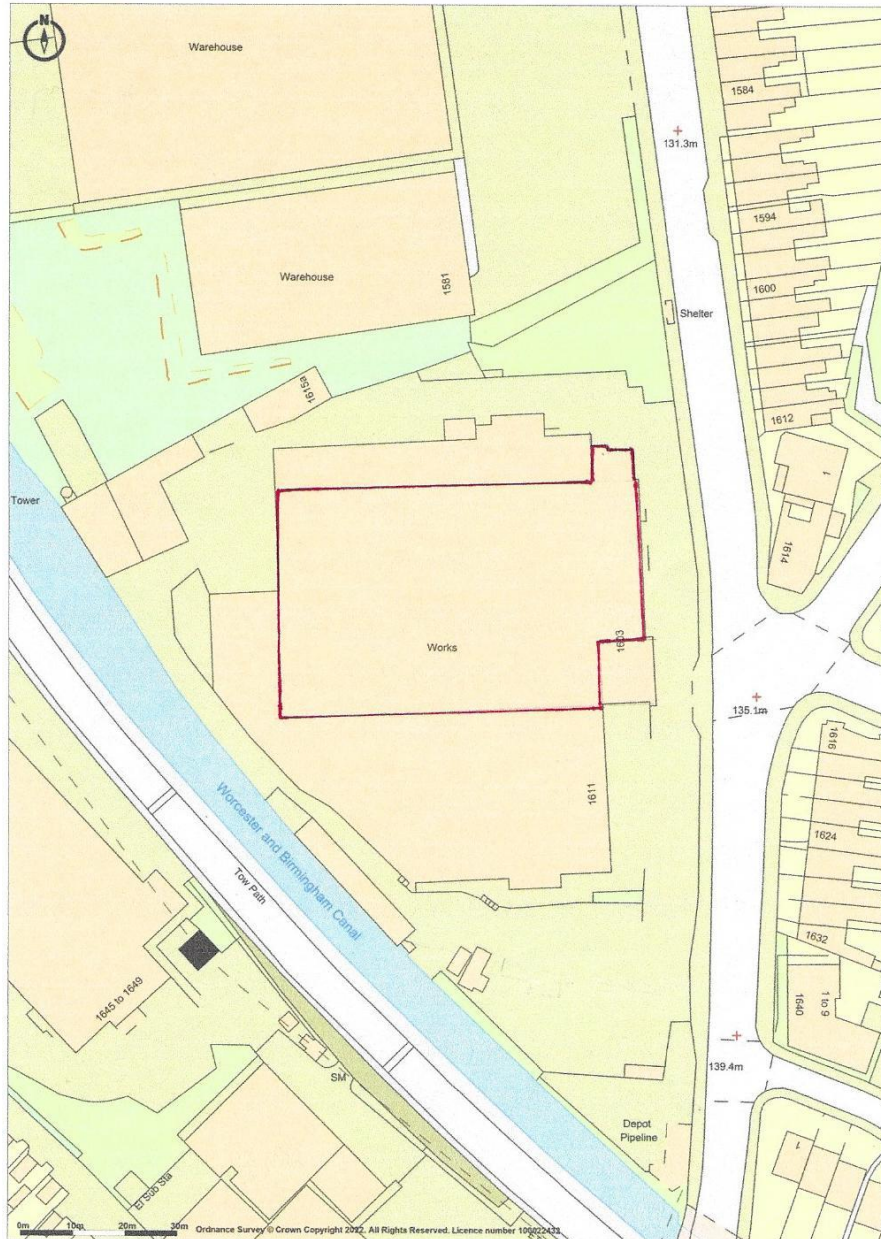
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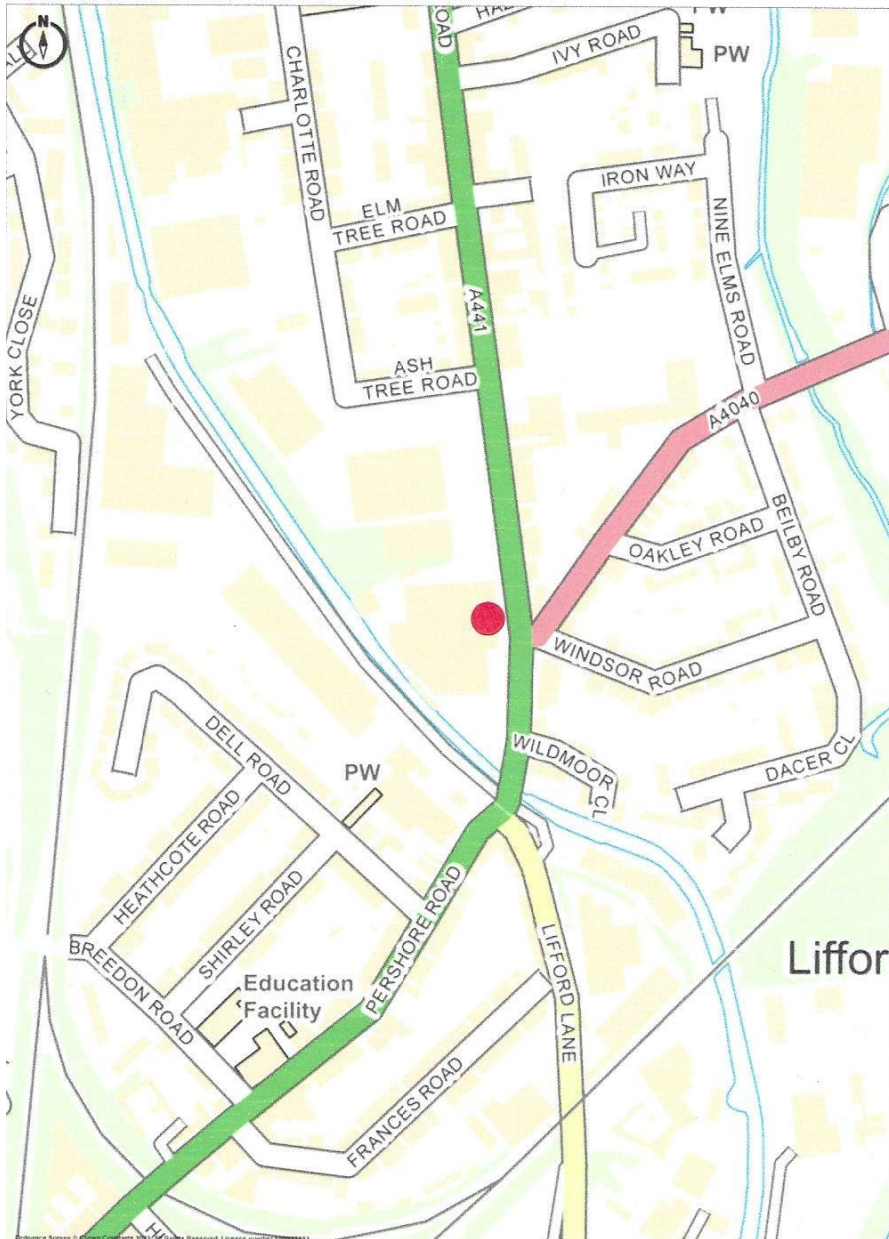
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SMB
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NOTICE

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.