

# PLACON HOUSE, EVELYN ROAD, BIRMINGHAM, B11 3JJ



## FREEHOLD FOR SALE

### GROUND FLOOR INDUSTRIAL/WAREHOUSE ACCOMMODATION

**29,734 sq.ft/2,762.35 sq.m**

- Extensive frontages onto both Evelyn Road and Fernley Road.
- Excellent off-street loading/car parking/enclosed yard facilities.
- Part portal framed/open span.
- Accessed via a series of electrically operated roller shutter doors.
- Within close proximity to the main Warwick Road (A41) and Stratford Road (A34).
- Circa 2 miles south east of Birmingham City Centre.



Stephens McBride Chartered Surveyors & Estate Agents  
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## LOCATION

The subject premises enjoys substantial frontages onto both Evelyn Road and Fernley Road.

Evelyn Road provides direct access to the main Stratford Road (A34).

Fernley Road in conjunction with Percy Road provides direct access to the main Warwick Road (A41).

Birmingham City Centre is located approximately 2 miles north west.

## DESCRIPTION

The subject premises provides predominantly ground floor, portal framed/open span, industrial/warehouse accommodation.

Excellent off-street loading/car parking/enclosed yard facilities.

## ACCOMMODATION

### Main Bay

**19,756 sq.ft/1,835.37 sq.m**

Open span. Sodium lighting. Electrically operated roller shutter door access (**width 13ft/3.96 m – height 15ft 4"/4.67 m**). Minimum working height **16 ft 4.87m**.

### Side Bay

**2,310 sq.ft/214.64 sq.m**

Open span. Roller shutter door access (**width 12ft 9"/3.88 m – height 15 ft/4.57m**).

### **For More Information Contact:**

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## Portal framed warehouse

**7,768 sq.ft/712.37 sq.m**

Apex height circa 28 ft/7.01 m. Roller shutter door access fronting Fernley Road (**width 17ft 6"/5.33 m – height 22 ft 6"/6.86 m**). Roller shutter door access – yard facility (**width 13ft/3.96 m – height 14ft 5"/4.39m**).

**Total Accommodation 29,734 sq.ft/2,762.38 sq.m**

## MAINS SUPPLIES

The property has the advantage of mains electricity (three phase), gas, water and drainage.

## CONSIDERATION

Offers in excess of **£1,650,000 (one million, six hundred & fifty thousand pounds)** are invited for this valuable freehold interest.

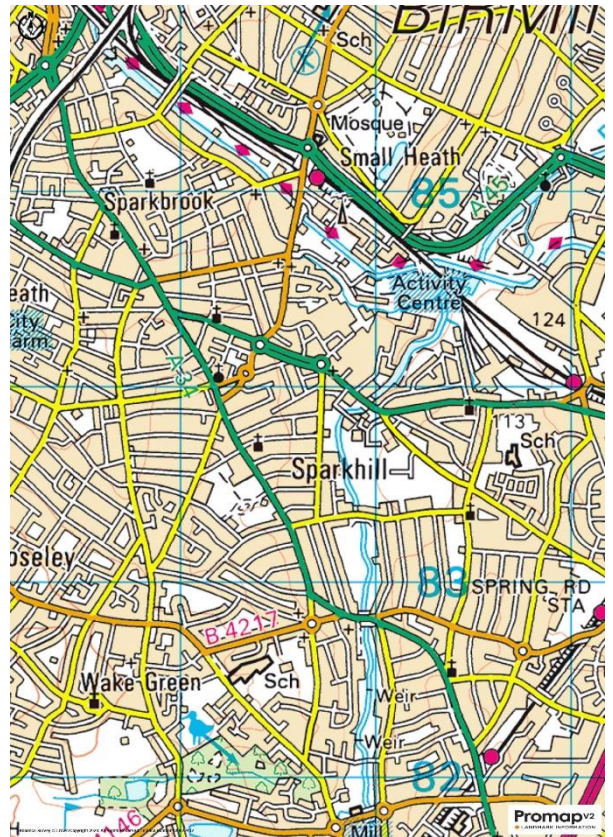
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## NOTICE

**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.