

UNIT 15, SAPCOTE BUSINESS CENTRE, SMALL HEATH  
HIGHWAY, BIRMINGHAM, B10 0HR



## FREEHOLD FOR SALE

INDUSTRIAL/WAREHOUSE ACCOM.

**2,170 sq.ft/201.6 sq.m**

- Substantial, electrically operated roller shutter door access.
- Open span.
- Circa, 2 miles south east of Birmingham City Centre.
- Circa, 4.5 miles from junction 6 of the M42 motorway, NEC and Birmingham International Airport & Railway.



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## LOCATION

The subject premises forms part of the Sapcote Business Centre (accessed via the main Small Heath Highway – dual carriageway – A45).

Birmingham City Centre is situated approximately 2 miles north-west (dual carriageway access).

Junction 6 of the M42 Motorway, NEC and Birmingham International Airport & Railway, are located approximately, 4.7 miles south-east (dual carriageway access).

## DESCRIPTION

The subject premises provides open span, predominantly ground floor, mid terraced, industrial/warehouse accommodation, including first floor offices.

Substantial, electrically operated roller shutter door access.

Excellent natural light.

Florescent tube lighting.

Solid concrete floor structure.

Single toilet facility.

## ACCOMMODATION

### Ground Floor Production Facility

1,336 sq.ft/124.12 sq.m

### First Floor Offices

834 sq.ft/77.48 sq.m

**Total Accommodation - 2,170 sq.ft/201.6 sq.m**

## OCCUPATION

Immediate occupation is available on completion of all legal formalities.

## BASIS OF SALE

Freehold with vacant possession.

## VAT

VAT is **not** applicable

## BUSINESS RATES

At present, the property does not attract a separate Business Rate Assessment.

However, it is likely, Small Business Rates Relief will apply, when a separate assessment is obtained.

Further information is available from the sole selling agents.

## MAINS SUPPLIES

The property has the advantage of primary metered mains electricity (3 phase – 100amp), water and foul drainage.

Although capped, mains gas is connected to the unit.

## CONSIDERATION

Offers in excess of **£225,000 (Two Hundred and Twenty 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.