

UNITS 42 & 43 SAPCOTE INDUSTRIAL ESTATE, BIRMINGHAM, B10 0HR



FREEHOLD FOR SALE

GROUND FLOOR
INDUSTRIAL/STORAGE/WORKSHOP
ACCOMMODATION

Unit 42 – 275 sq.ft/255.55 sq.m

Unit 43 – 525 sq.ft/48.77 sq.m.

- Circa 2.5 miles from Birmingham City
- Circa 4.5 miles from Junction 6 of the M6 Motorway, NEC and Birmingham International Airport & Railway
- Total Rental Income - £7,200 p.a.x.(fully occupied)
- Recently refurbished
- Open span.
- Accessed via secure, metal gates.



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

www.smbsurveyors.com

<https://www.linkedin.com/company/smb-alexander-stevens/>

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LOCATION

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

Birmingham City Centre is situated approximately 2.5 miles north west (dual carriageway access – Coventry Road/Small Heath Highway).

Junction 6 of the M42 Motorway, NEC and Birmingham International Airport & Railway are located approximately, 4.75 miles south east (dual carriageway access – A45).

DESCRIPTION

The subject premises comprise 2, separate, ground floor, industrial/warehouse/workshop facilities.

Solid brick construction, surmounted by flat felt roofs.

Relatively recently, refurbished/modernised.

Accessed via metal gates.

ACCOMMODATION

Unit 42 – 275 sq.ft/255.55 sq.m

Unit 43 – 525 sq.ft/48.77 sq.m

For More Information Contact:

Robert Taylor BSc MRICS

T: 0121 706 7766

E: robert@smbsurveyors.com

VAT

VAT is not applicable.

RENTAL INCOME

The total rental income is currently £300 pcm per unit - £7,200 pax.

BASIS OF SALE

Freehold, subject to the existing rental income.

CONSIDERATION

£90,000 (ninety thousand pounds).

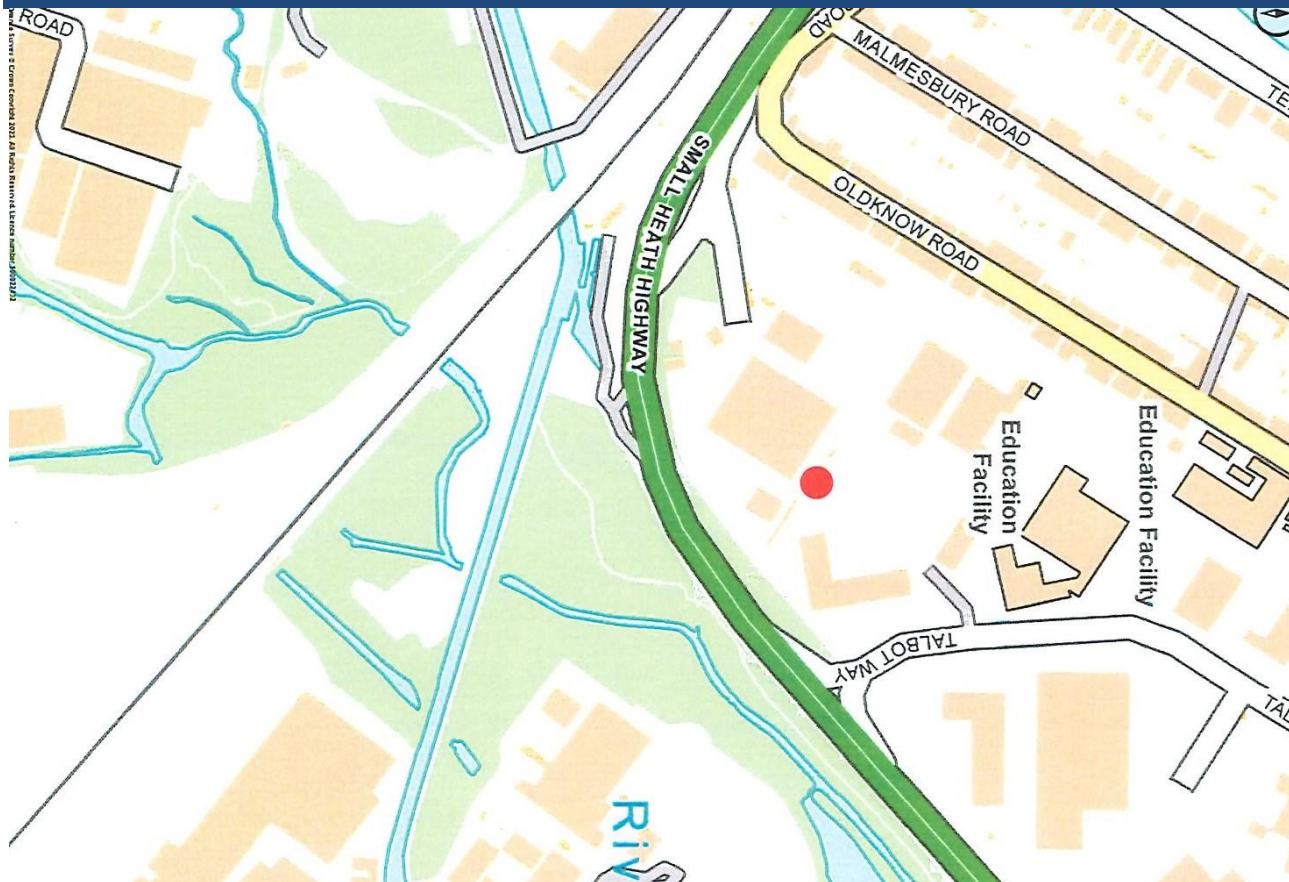
ANTI MONEY LAUNDERING

Two forms of ID will be required from any ingoing tenant.

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Energy Performance Certificate

Non-Domestic Building



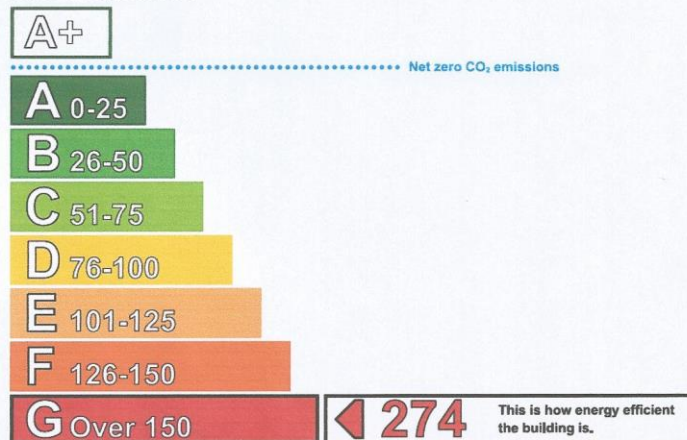
Unit 42
Sapcote Trading Centre
Small Heath Highway
BIRMINGHAM
B10 0HR

Certificate Reference Number:
0220-2949-0353-4440-8040

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at www.gov.uk/government/collections/energy-performance-certificates.

Energy Performance Asset Rating

More energy efficient



Less energy efficient

Technical Information

Main heating fuel:	Grid Supplied Electricity
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	25
Building complexity (NOS level):	3
Building emission rate (kgCO ₂ /m ² per year):	202.81
Primary energy use (kWh/m ² per year):	1199.69

Benchmarks

Buildings similar to this one could have ratings as follows:

54	If newly built
157	If typical of the existing stock

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Energy Performance Certificate

Non-Domestic Building



Unit 43
Sapcote Trading Centre
Small Heath Highway
BIRMINGHAM
B10 0HR

Certificate Reference Number:
0430-0033-4259-2122-4002

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at www.gov.uk/government/collections/energy-performance-certificates.

Energy Performance Asset Rating

More energy efficient

A+

Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

◀ 247

This is how energy efficient the building is.

Less energy efficient

Technical Information

Main heating fuel:	Grid Supplied Electricity
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	48
Building complexity (NOS level):	3
Building emission rate (kgCO ₂ /m ² per year):	171.8
Primary energy use (kWh/m ² per year):	1016.25

Benchmarks

Buildings similar to this one could have ratings as follows:

44 If newly built

130 If typical of the existing stock

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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.