

UNITS 31-33 SAPCOTE BUSINESS CENTRE, SMALL HEATH HIGHWAY, BIRMINGHAM, B10 0HR



FREEHOLD FOR SALE

GROUND FLOOR INDUSTRIAL/WAREHOUSE FACILITY

5,650 sq.ft/524.9 sq.m

- Relatively high bay/open span.
- Ground and first floor ancillary offices.
- Concrete floor structures.
- Substantial, sliding access door.
- Ancillary storage facilities/workshops.
- Surfaced (concrete)/secure/gated yard areas and off street loading/car parking.

Total site area 0.3 of an acre/0.12 of a hectare



Stephens McBride Chartered Surveyors & Estate Agents
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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 comprise ground floor, relatively high bay, open span industrial/warehouse accommodation, including 2 storey offices and ancillary ground floor storage/workshop facilities.

Advantages include:

- Gated/secure/surfaced yard area
- Forecourt, off street loading/car parking
- Excellent natural light
- Concrete floor structures

ACCOMMODATION

5,650 sq.ft/524.9 sq.m

OCCUPATION

Immediate occupation is available on completion of all legal formalities.

For More Information Contact:

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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.

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. No mains gas.

CONSIDERATION

Offers in excess of **£675,000 (Six Hundred and Seventy Five Thousand Pounds)** are invited for this valuable freehold interest

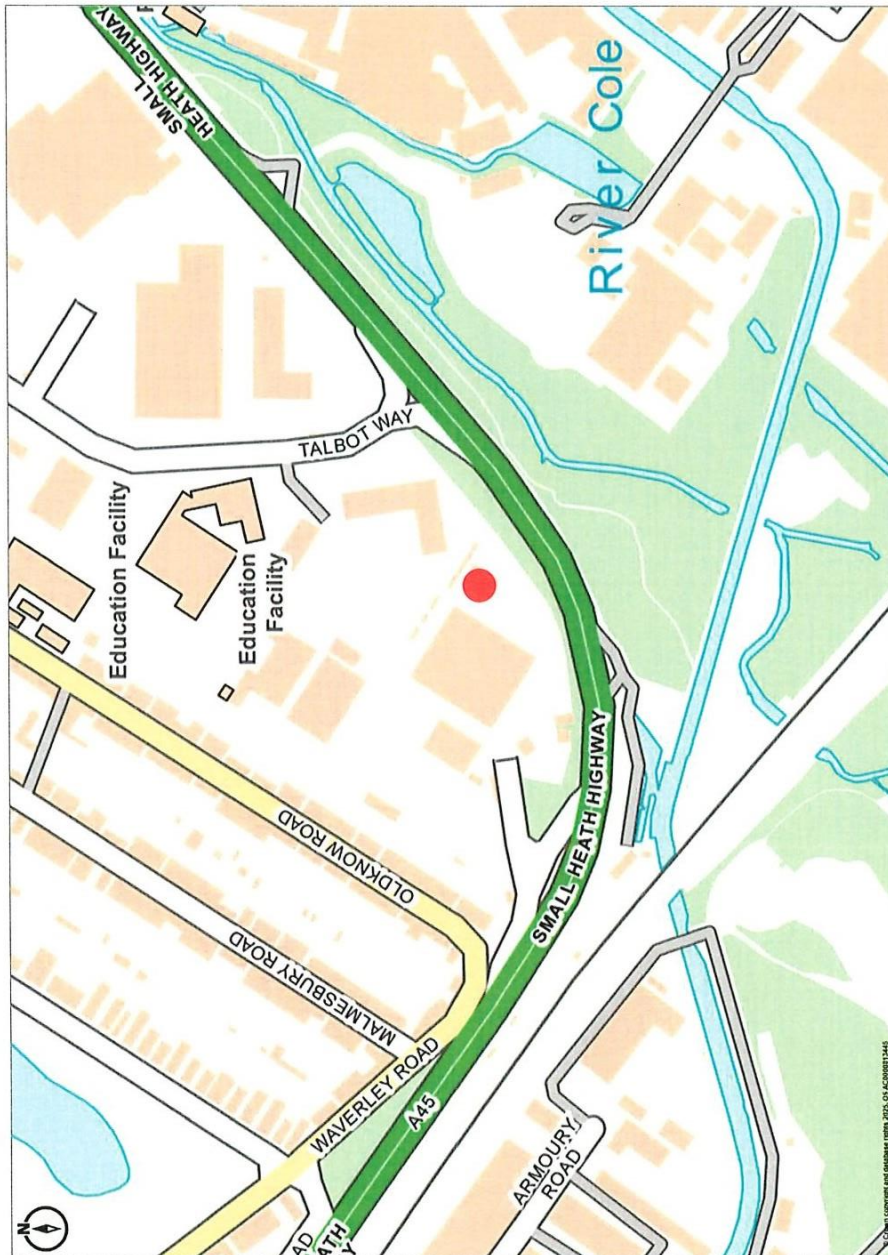
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NOTICE

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.