FREEHOLD FOR SALE

GROUND FLOOR
INDUSTRIAL/WAREHOUSE
ACCOMODATION

4,600 Sq.ft/427.5 Sq.m

- High Bay.
- Excellent Off-Street Loading/Car Parking.
- Accessed via a series of sliding metal gates.
- Circa 2 miles south east of Birmingham City Centre.
- Circa 4 ¼ miles from Junction 6 of the M42 Motorway, NEC and Birmingham International Airport and Railway.
UNITS 31/32 SAPCOTE BUSINESS CENTRE, SMALL HEATH HIGHWAY, BIRMINGHAM, B10 0HR

DESCRIPTION

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

Advantages include:

• Substantial, enclosed yard facilities.
• High bay
• Open span
• Accessed via a series of sliding metal gates

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, the NEC and Birmingham International Airport & Railway are located approximately 4¼ miles south east (dual carriageway access).

ACCOMMODATION

4,900 sq.ft/455.39 sq.m.

CONSIDERATION

Offers in excess of £225,000 (Two Hundred & Twenty Five Thousand Pounds) are invited for this valuable freehold interest.

VAT

Not applicable.

BUSINESS RATES

Rateable Value: £14,250
Rates Payable: Circa £6,868

For More Information Contact:
Robert Taylor BSc MRICS
T: 0121 706 7766
Email: robert@smbsurveyors.com
MAINS SUPPLIES

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

TOWN PLANNING

We have been verbally advised by Birmingham City Planning Department that the estate can be utilised on the basis of Use Class B1 (light industrial) and B8 (warehouse).

Any interested party should make their own proper enquiries with the local planning authority.

OCCUPATION

Immediate occupation is available on completion of all legal formalities.
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.