

# UNIT 3, WESTON LANE INDUSTRIAL ESTATE, WESTON LANE, TYSELEY, BIRMINGHAM, B11 3RR



## FREEHOLD FOR SALE

### GROUND FLOOR INDUSTRIAL/WAREHOUSE WAREHOUSE ACCOMMODATION

**6,000 sq.ft/557.41 sq.m**

- Gated (electronic) estate, providing excellent off/street loading/car parking.
- 5, allocated off-street car parking spaces.
- Substantial, electrically operated roller shutter door access.
- Open span.
- Excellent natural light.
- Circa, 4 miles south east of Birmingham City Centre
- Circa, 5 miles north west of Solihull Town Centre
- Ease of access to Warwick Rd, Stratford Rd and Coventry Rd



Stephens McBride Chartered Surveyors & Estate Agents  
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## LOCATION

The development enjoys direct frontage onto Weston Lane, within close proximity to the intersection with Reddings Lane.

Ease of access to Warwick Rd (A41), Coventry Rd (A45) and Stratford Rd (A34).

Birmingham City Centre is located approximately 4 miles north west and Solihull, 5 miles south east.

## DESCRIPTION

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

Advantages include;

- Open span
- Substantial, electrically operated roller shutter door access.
- Excellent nature light
- Excellent off-street loading
- 5, allocated off-street car parking spaces.

## ACCOMMODATION

**6,000 sq.ft/557.41 sq.m**

## BASIS OF OCCUPATION

Freehold with vacant possession.

## VAT

VAT is applicable.

## BUSINESS RATES

(April 2023)

Rateable Value - £21,750

Rates payable circa, £10,875

## MAINS SUPPLIES

The property has the benefit of mains electricity (3 phase – 100 amp - primary), water & drainage connected. No mains gas.

## CONSIDERATION

Offers in excess of **£400,000 (four hundred thousand pounds)** are invited for this valuable freehold interest

## OCCUPATION

Immediate occupation is available upon completion of all legal formalities.

## LEGAL COSTS

Each party to bear their own proper reasonable legal costs.

## **Viewing & Further Information;**

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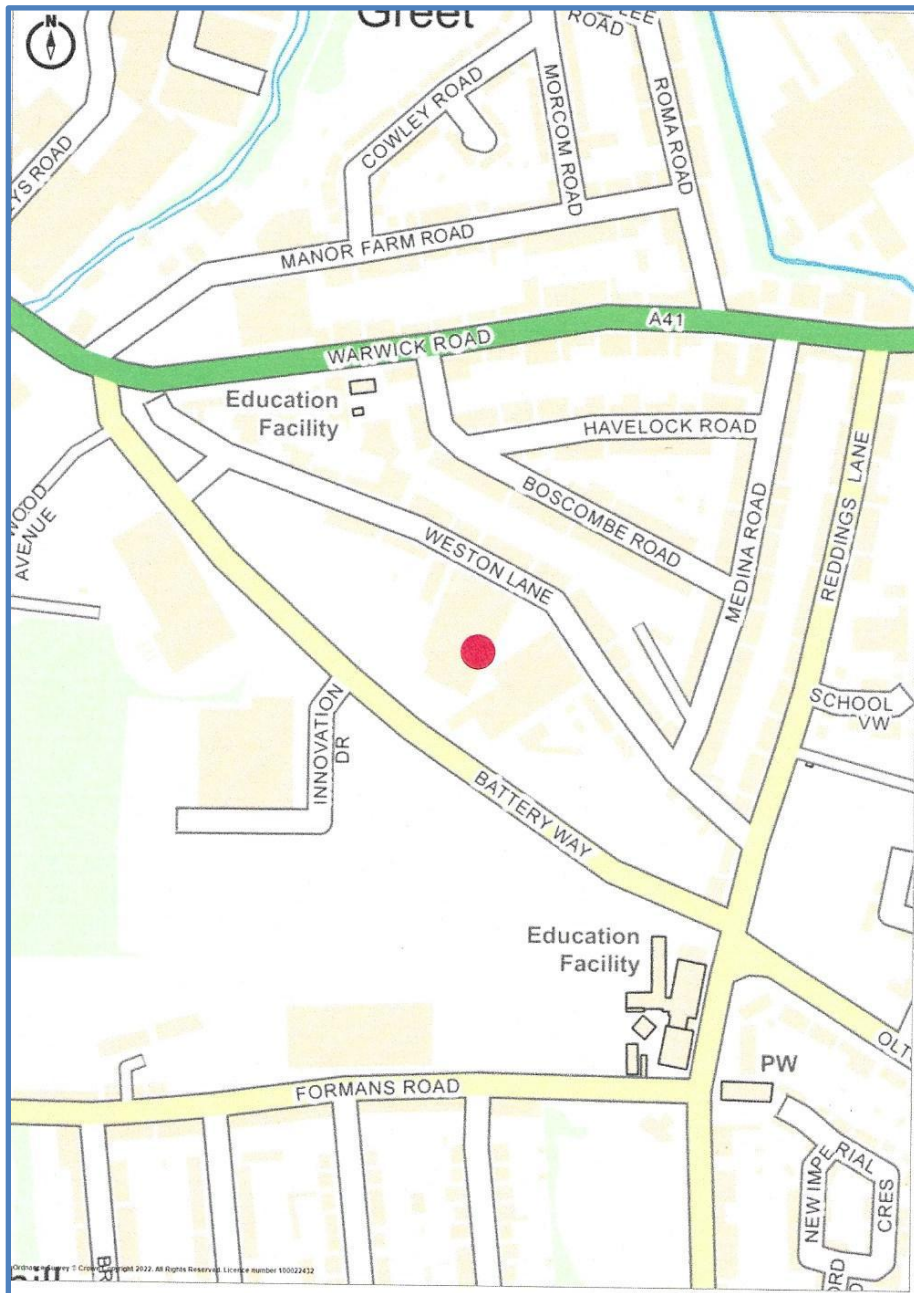




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## NOTICE

**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.