



**FOR SALE
COMMERCIAL REDVELOPMENT
SITE/ INDUSTRIAL/WORKSHOP PREMISES**

**116 ALDRIDGE ROAD
PERRY BARR
BIRMINGHAM, B42 2TP**



1.3 Acres (0.52 ha)

47,533 sq. ft. (4,417 sq. m.)

Approx. Gross Internal Area

- * Prominent position to A453 Aldridge Road
- * Suitable for a variety of uses subject to planning
- * Additional 0.26 acres (0.10 ha) may be available by separate negotiation
- * PRICE: £1,300,000, exclusive





Location:

The property is located fronting the busy (A453) Aldridge Road, Birmingham.

The Aldridge Road provides direct access to the (A34) Walsall Road connecting to the Birmingham Middle Ring Road (A4540) and Birmingham City Centre.

Junction 7 of the M6 Motorway is approximately 2 miles distant.

Birmingham City Centre is approximately 2 miles distant.

Description:

The property occupies a prominent position with access from Aldridge Road and a right of way to a service road to the south of the site.

The property comprises of a range of interconnecting industrial/ workshop bays on a regular shaped broadly rectangular site.

An additional area (edged blue) may also be available subject to separate negotiation. This additional area benefits from access off Holford Drive.

Accommodation:

	Sq. M	Sq. Ft.
Total GIA (approx.)	4,417	47,553

Site Area:

We understand the site area extends to approximately 1.3 acres (0.52 hectares).

The additional area (edged blue) extends to approximately 0.26 acres (0.10 hectares).

Tenure:

Freehold with vacant possession.

Price:

Offers in the region of £1,300,000, exclusive.

Business Rates:

Rateable Value (2017): Currently jointly assessed. Contact the agents for further information.

Services:

The agents have not tested any apparatus, equipment, fixture, fittings or services and so cannot verify they are in working order or fit for their purpose. The applicant is advised to obtain verification from their solicitor or surveyor.

Money Laundering:

The money laundering regulations require identification checks are undertaken for all parties purchasing/ leasing property. Before a business relationship can be formed we will request proof of identification for the relevant entity.

EPC:

EPC Rating: **D** (87)

Legal Costs:

Each party to bear their own legal costs incurred in any transaction.

VAT:

All quoting rents are exclusive of VAT which may be chargeable.



Viewing:

Strictly via sole agents

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Ref: G5789

Date: February 2018

Subject To Contract

