



# **FOR SALE**

## **TWO STOREY INDUSTRIAL/ WORKSHOP PREMISES**

**57 BIRCH ROAD EAST,  
WITTON, BIRMINGHAM, B6 7DB**



**6,059 sq. ft. (562.90 sq. m.)**  
Approx. Gross Internal Area

**\* 2 storey premises**

**\* Close proximity to Birmingham City Centre**

**\* PRICE: £250,000, exclusive**





#### Location:

The premises are situated on Birch Road East which is accessed off Birch Road, in turn linking to the A4040 Witton Road. The property provides good access to the Lichfield Road (A5127) giving access to Birmingham City Centre to the south (approximately 2 miles) and Junction 6 of the M6 Motorway (approximately ½ mile) to the north.

Access to the national motorway network is accessed via the M6 linking the M5, M6 (Toll), M42 and M40.

#### Description:

The premises comprise a linked industrial/workshop unit arranged over two floors surmounted by a steel clad roof with a concrete floor.

Externally 3 car parking spaces are included.

#### Accommodation:

	sq. m.	sq. ft.
Ground Floor	281.45	3,030
First Floor	281.45	3,030
<b>Total Gross Internal Area (Approx.)</b>	<b>562.90</b>	<b>6,060</b>

#### Tenure:

Freehold with vacant possession.

#### Price:

£250,000, exclusive

#### Rates:

Rateable Value (2017): Awaiting separate assessment

#### Services:

The agent has 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.

#### Legal Costs:

Each party is responsible for their own legal costs incurred in any transaction.

#### VAT:

All prices quoted are exclusive of VAT, which may be chargeable.

#### EPC:

Available upon request from the Agents.

#### 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 purchasing/ leasing entity.

#### Viewing:

Strictly via sole agents:

**Harris Lamb**  
**75-76 Francis Road**  
**Edgbaston**  
**Birmingham**  
**B16 8SP**

**Tel: 0121 455 9455**

**Fax: 0121 455 6595**

**Contact: Thomas Morley**

**Email: [thomas.morley@harrislamb.com](mailto:thomas.morley@harrislamb.com)**

**Ref: G5475**

**Date: January 2019**

**Subject To Contract**

