



FOR SALE/ TO LET

INDUSTRIAL/ WORKSHOP PREMISES

**112/ 126 SALTLEY ROAD
BIRMINGHAM
B7 4TD**



16,048 sq. ft. (1,490.90 sq. m.)

Approx. Gross Internal Area

- * Prominent position to A47 Saltley Road**
- * Secure yard & car parking area**
- * PRICE: £850,000, exclusive**
- * RENT: £60,000, per annum, exclusive**





Location:

The property is located fronting the busy (A47) Saltley Road, Birmingham.

The Saltley Road (A47) provides direct access to Birmingham Middle Ring Road (A4540) to the West and Junction 6 of the M6 Motorway to the North (approximately 2 miles distant).

Birmingham City Centre is approximately 1½ miles distant.

Description:

The property occupies a self-contained site and comprises of a series of interconnecting industrial/workshop bays with two storey office accommodation.

The specification comprises of the following:

- Eaves height ranging between 3.5 - 5.8m
- 3 level access loading doors
- Gas heating
- Fluorescent strip lighting
- Two 5 Tonne & two 2 Tonne overhead cranes.

Externally, a secure yard/ car parking area is included.

Accommodation:

	Sq. M	Sq. Ft.
Workshop Areas	1,246.77	13,420
Ground Floor Stores/ First Floor Offices	244.13	2,628
Total GIA (approx.)	1,490.90	16,048

Tenure:

Freehold with vacant possession.

Price:

Offers in the region of £850,000, exclusive.

Alternatively the property is available by way of a new full repairing and insuring lease.

Rent:

£60,000 per annum, exclusive

Business Rates:

Rateable Value (2017): £34,500

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: **C** (66)

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

Harris Lamb
75 – 76 Francis Road
Edgbaston
Birmingham
B16 8SP

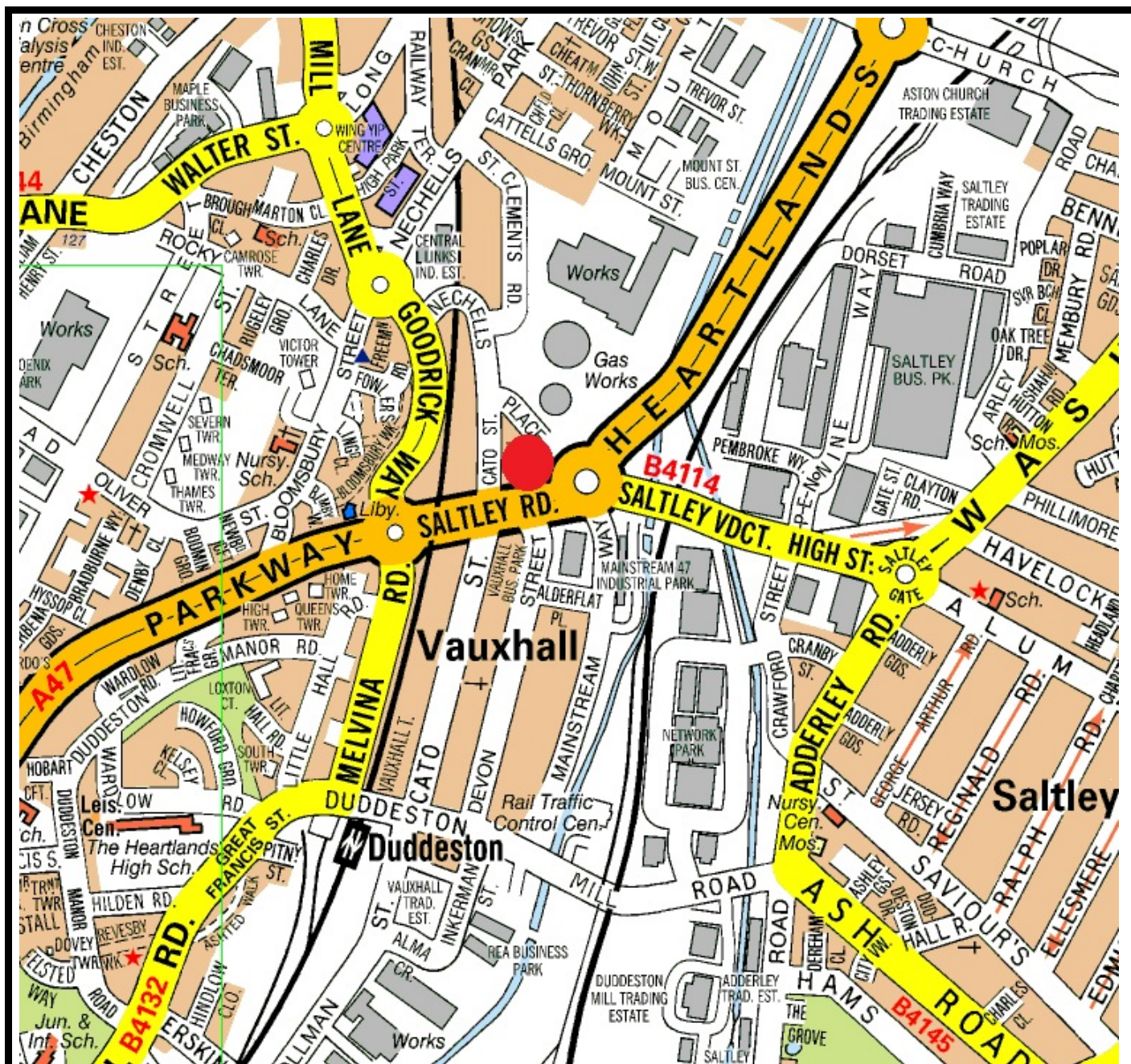
Tel: 0121 455 9455
Fax: 0121 455 6595

Contact: Thomas Morley
Email: thomas.morley@harrislamb.com

Ref: G5716
Date: January 2018

Subject To Contract





112-126 Saltley Road
Birmingham
B7 4TD



Not to Scale
For identification purposes only.

harrislamb
PROPERTY CONSULTANCY