



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

COMMERCIAL & INDUSTRIAL AGENCY - VALUATION MANAGEMENT - INVESTMENT - PROJECT MANAGEMENT BUILDING SURVEYING - LANDLORD & TENANT - RATING RESIDENTIAL LAND & DEVELOPMENT - PLANNING

www.harrislamb.com 0121 455 9455





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 1¹/₂ 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/	244.13	2,628
First Floor Offices		
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.

Grosvenor House 75-76 Francis Road Edgbaston Birmingham B16 8SP T 0121 455 9455 F 0121 455 6595 E info@harrislamb.com

www.harrislamb.com Also at Worcester 01905 22666 and Stokeon Trent 01782 272555 Harris Lamb Limited Conditions under which Particulars are issued

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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

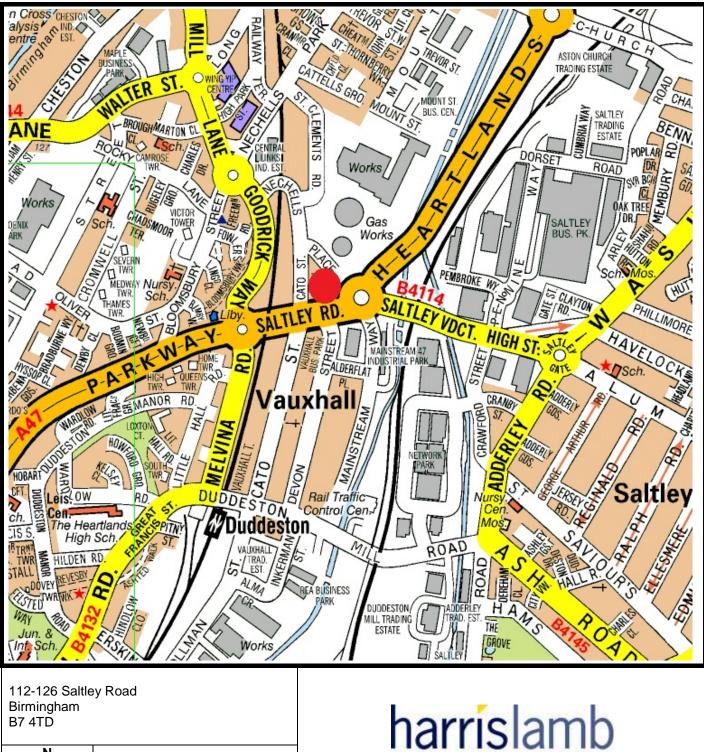
Subject To Contract



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PROPERTY CONSULTANCY



Not to Scale For identification purposes only.