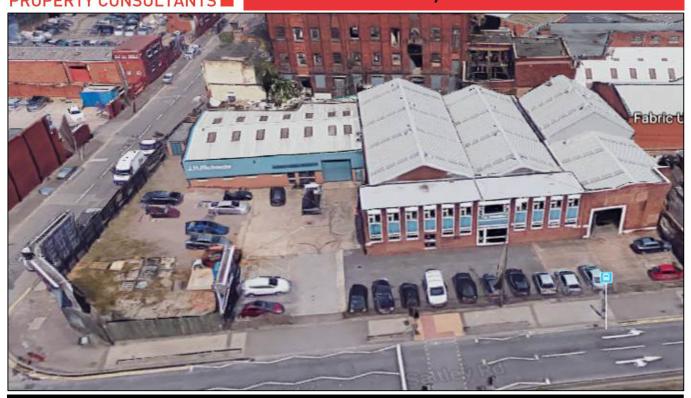
MASON YOUNG

FOR SALE

WAREHOUSE/INDUSTRIAL PREMISES
WITH ONSITE CAR PARK

112-126 SALTLEY ROAD, BIRMINGHAM, WEST MIDLANDS, B7 4TD



16,060 SQ FT (1,492 SQ M)

- MAIN ROAD FRONTAGE
- SELF-CONTAINED
- SECURE YARD & CAR PARK
- VARIETY OF USES (STP)

MY BUSINESS SPACE
MY MANAGEMENT
MY LEASE CONSULTANCY
MY DEVELOPMENT
MY INVESTMENT

MY AUCTIONS

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w: masonyoung.co.uk

Please call for more information t: 0121 285 3535 m: 07929 410 481

Location

The property is situated on Saltley Road close to the junction with A47 Heartlands Parkway & A47 Nechells Parkway. Birmingham City Centre is located approximately 2 miles South to the subject premises with Junction 6 of the M6 approximately 2 miles North.

Description

The site comprises of several industrial units of steel portal frame in construction with a mixture of breeze block & brick built elevations surmounted by a pitched roof incorporating translucent roof panels. Internally the units benefit from a concrete floor, three phase electric, fluorescent strip lighting, gas warm air blower heaters, ambi-rad heaters, an electric roller shutter door & metal concertina doors, an alarm system, a kitchenette & WC facilities. There are also 4 cranes situated within the property. To the front there are two storey offices which are carpeted and benefit from fluorescent strip lighting & gas fired central heating. Externally there is a dedicated yard and car parking to the front & side of the unit.

Accommodation

AREA	SQ FT	SQ M
Warehouse	13,846	1,286
Offices	2,214	206
TOTAL	16,060	1,492

Planning

We have been informed by the landlord that planning permission has been granted for B2/B8 use.

Please refer any queries to Birmingham City Council Planning Department on 0121 303 1115.

Services

We are advised all main services are connected.

Energy Performance Certificates

Details available upon request.

Tenure/Price

The freehold interest is available to purchase at a quoting price of $\pounds 850,000$.

Business Rates

The property is currently listed within the 2015 rating listing as having a rateable value of £34,500. Rates payable will be in the region of £16,525.50 per annum.

Interested parties are advised to make their own enquiries to Birmingham City Council on 0121 303 5511.

Legal Costs

Each party to be responsible for their own legal costs incurred during this transaction.

VAT

We understand that the property is not elected for VAT.

Viewing

Strictly by prior appointment with the selling agents, Mason Young Property Consultants.

Contact Details

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