

**MASON  
YOUNG**

PROPERTY CONSULTANTS ■

# 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**

6 Warstone Mews  
Warstone Lane  
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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
<b>TOTAL</b>	<b>16,060</b>	<b>1,492</b>

#### 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 £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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