



FOR SALE

Industrial Freehold Located Along Prominent Arterial Route

Total (GIA) - 50,534 ft² (4,694.77 m²) on 1.1 acres approx.

SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

875 and 901 Tyburn Road, Erdington, Birmingham, B24 9NY

- Birmingham City Centre - 5.5 miles
- M6 Junction 6 (Spaghetti) - 1.5 miles
- M6 Junction 5 - 2.3 miles

Freehold Former Self-Storage Unit with Extensive Frontage to the Tyburn Road.

Location

The property enjoys extensive frontage to Tyburn Road (A38) dual carriageway close to its junction with Holly Lane.

Junction 6 (Spaghetti Junction) of the M6 motorway is located approximately 1.5 miles away and provides access to the A38 Aston Expressway into Birmingham city centre and wider motorway network.

Nearby occupiers include Cazoo, Jaguar, Audi, and Access Self-Storage.

Description

The property comprises of a detached industrial warehouse consisting of 5 interconnecting bays of steel truss construction with pitched roofs incorporating roof lights with two storey elevation to the front of traditional masonry construction.

Being previously used for self-storage purposes the space benefits from numerous profile clad storage rooms, which are easily demountable.

The building benefits from single roller shutter entry to the fore and additional level loading access to the rear from Holly Lane.

Externally a yard / parking is located to the rear of the premises and accessed off Holly Lane.



Accommodation

Total (GIA) 50,534 ft² (4,694.77 M²) approximately

On a site area of 1.1 Acres or thereabouts

Terms / Tenure

We are inviting offers in the region of £1,950,000 for the valuable freehold interest, subject to contract.

Title Number/s

Freehold - WM572993

VAT

We understand the property is not elected for VAT.

Rateable Value

RV £105,000 (April 2023)
Rates Payable: £52,500 pa approx.

Money Laundering

Anti-money laundering regulations require identification checks to be undertaken by all parties purchasing or letting properties.

EPC

B (46) Full report available upon request.

Services

We understand that the building benefits from all mains services either on, or adjacent to the subject premises.

The agent has not tested the suitability of these connections and recommends that all interested parties carry out their own investigations.

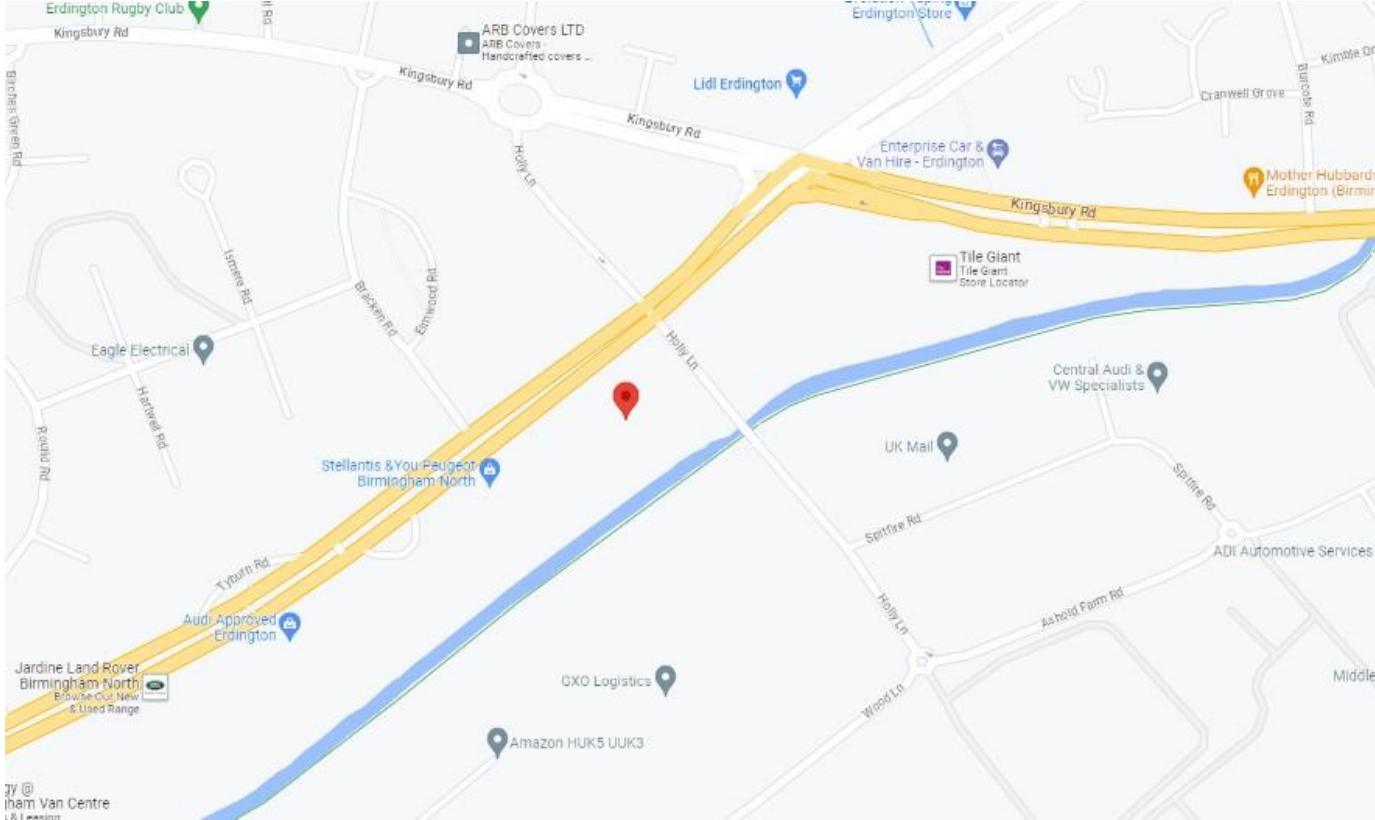
Viewing

Strictly via the jointly appointed agents:

Siddall Jones 0121 638 0500

The OPA 0121 740 1000





IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.