



FOR SALE - Freehold

Units 3 & 4 Angel Works, St Andrews Street, Birmingham, B9 4JT

Total (GIA) - 1,700 - 3,742 ft² approximately

SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

Units 3 and 4 Angel Works
St Andrews Street
Bordesley
Birmingham
B9 4JT

Two interconnecting freehold units available individually or combined.

Location

The property is located on St Andrews Street within close proximity to St Andrews Stadium off Garrison Lane and within close proximity to Garrison Circus.

The location allows for convenient access to the City Centre, circa 1 mile distant and motorway connectivity via the A38(M) Aston Expressway circa 1 mile distant.

Description

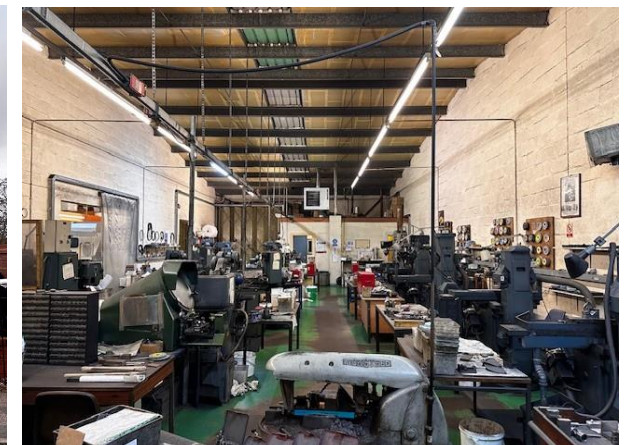
The property comprises two interconnecting units of traditional brick and block construction with full height brick elevations surmounted by a pitched insulated roof incorporating translucent roof lights.

Each unit benefits a pedestrian and loading access to the front elevation with concrete flooring, LED strip lighting, gas fired blow heaters, three phase power and a rear fire exit.

Each unit has a min eaves height of over 13ft rising to 18 ft 4 in the apex.

Externally the property sits behind a concreted forecourt, providing valuable loading and car parking.

Further unrestricted car parking is provided along St Andrews Road.



Accommodation / Pricing

Unit 3	2,042 ft ²	£265,000
Unit 4	1,700 ft ²	£229,500
Total	3,742 ft ²	£494,500

Tenure

Each property is held freehold under a separate title (Unit 3 WM675055) and (Unit 4 WM666059).

VAT

All prices quoted are exclusive of VAT, which we understand is not payable.

Services

We understand that all mains services are connected on, or adjacent to, the subject property.

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

Energy Performance Certificate

Available on request from the agents.

Planning Use

We understand that the property has planning permission under use classes B2 (General Industrial) and B8 (Storage and Distribution).

Legal Costs

Both parties to bear the cost of their own legal and surveyor's costs incurred during the transaction.

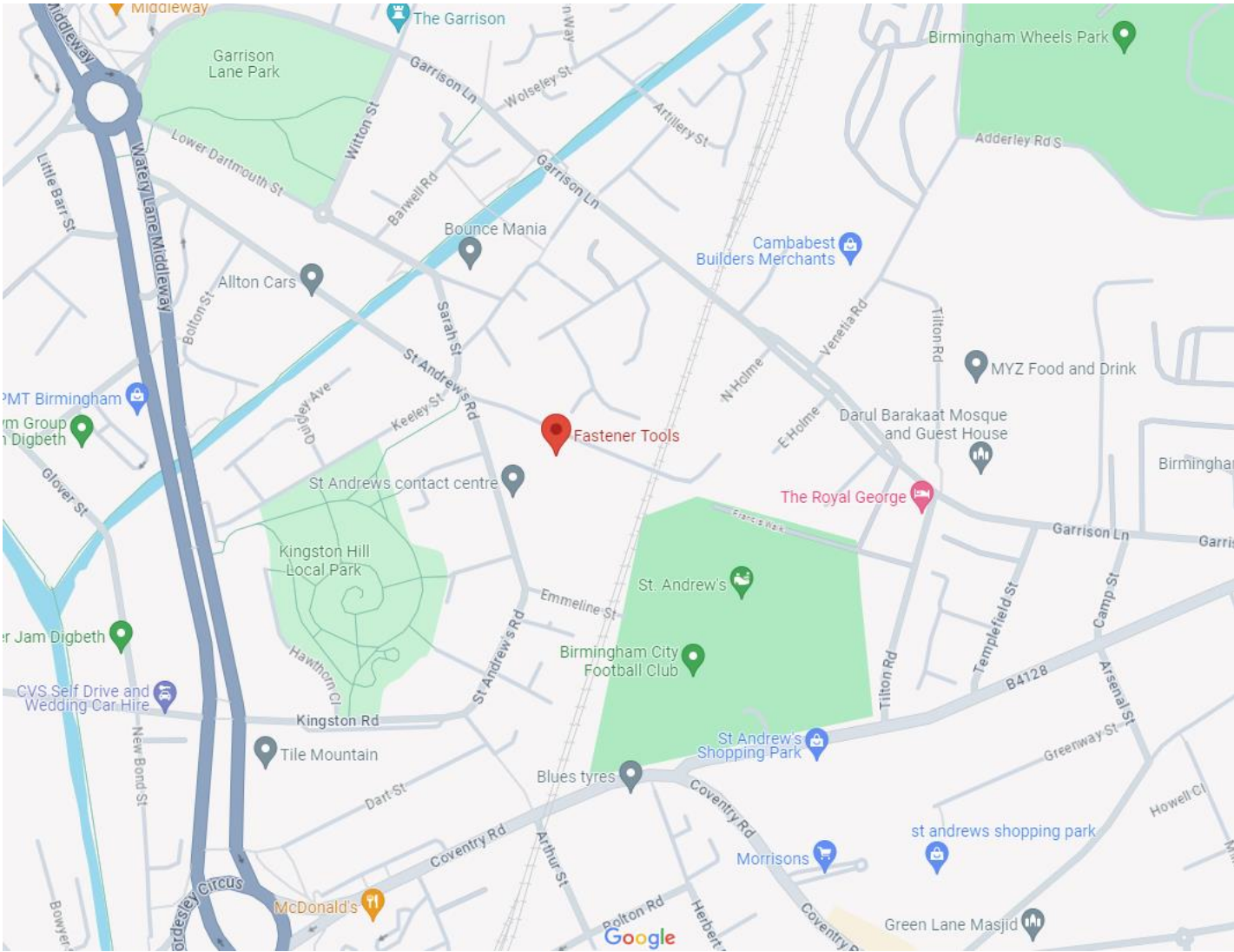
Money Laundering

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

Viewings & Availability

Strictly via the sole agent Siddall Jones on 0121 638 0500





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.