



## Units 3 & 4 Angel Works

St Andrews Street, Birmingham, B9 4JT

### Units 3 & 4 Angel Works Freehold Sale

**1,700 to 2,042 sq ft**  
(157.94 to 189.71 sq m)

- Valuable loading space
- Valuable parking space
- LED strip lighting
- Planning permission classes B2 (General Industrial) and B8 (Storage and Distribution)
- New key point...

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

## 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.

## 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.

## Accommodation

The accommodation comprises the following areas:

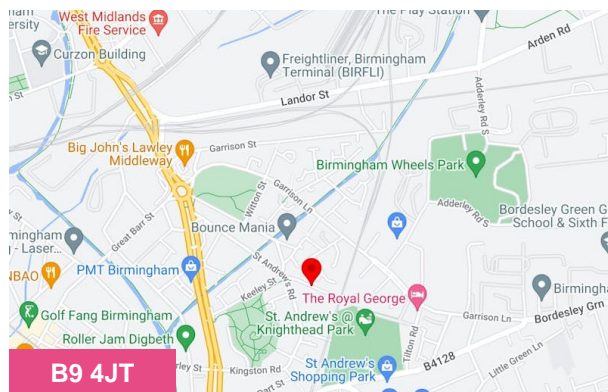
Name	sq ft	sq m	Availability
Unit - Unit 3	2,042	189.71	Available
Unit - Unit 4	1,700	157.94	Available
<b>Total</b>	<b>3,742</b>	<b>347.65</b>	

## Terms

Unit 3 2,042 ft2 £265,000

Unit 4 1,700 ft2 £229,500

Total 3,742 ft2 £494,500



## Summary

<b>Available Size</b>	1,700 to 2,042 sq ft
<b>Business Rates</b>	N/A
<b>Service Charge</b>	N/A
<b>Car Parking</b>	N/A
<b>VAT</b>	Not applicable. VAT is not payable.
<b>Legal Fees</b>	Each party to bear their own costs. Both parties to bear the cost of their own legal and surveyor's costs incurred during the transaction.
<b>Estate Charge</b>	N/A
<b>EPC Rating</b>	Upon enquiry

## Viewing & Further Information



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