



FOR SALE - FREEHOLD

Units 1, 2 and 3 Roman Way, Coleshill, Birmingham, B46 1HG

SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

Units 1, 2 and 3 Roman Way Coleshill Birmingham B46 1HG

A rare opportunity to acquire a freehold industrial facility comprising three industrial / warehouse units. Available as an investment or with vacant possession.

Location

The property is situated along Roman Way in Coleshill, a well-established industrial location adjacent to the main A446 dual carriageway and within 3 miles of J4 of the M6 and 2 miles from J9 of the M42 and J1 of the M6 Toll. Easy access is therefore also gained to the M1, M5 and M40 motorways.

The National Exhibition Centre, Birmingham International Airport, Birmingham International Railway Station, and Coleshill Railway Station are all within a few minutes' drive.

Description

The property comprises a small estate of three industrial warehouse premises of traditional steel portal frame construction with full height brick and block elevations.

Unit 1 comprises a two bay warehouse of varying eaves height and in and out loading access onto the yard area.

Units 2 and 3 are three interconnecting bays providing ground floor workshop and warehouse with first floor office and stores. Loading doors provide access to the front of the property and car parking is provided to the front and rear of the premise.

Tenancy Information

Unit 1 is let to Oaklands Plastics Limited at £60,000 pa who are holding over on a historic 5-year lease. Oaklands are prepared to commit to a new 3-year FRI lease or provide vacant possession within a time scale to be negotiated. Units 2 and 3 are owner occupied and let to RS Fleet Installations Ltd who are prepared to enter into a new 3-year FRI lease at £150,000 or provide vacant possession subject to terms.



Accommodation

Unit 1	14,823 ft2 (1,377 m2)
Unit 2	15,740 ft2 Ground Floor / 5,262 ft2 First Floor Total (GIA) 21,002 ft2 (1,951m2)
Total	35,825 ft2 (3,328 m2) approx.

Price / Tenure

Offers at £3,100,000 are sought for the valuable freehold interest on either an investment or vacant possession basis.

VAT

All prices quoted are exclusive of VAT which we understand is payable.

Planning Use

We understand the property has planning permission under Use Class B2 and B8.

Services

We understand all mains services are understood to be available in the vicinity of the site, but prospective purchasers should make their own enquiries as to the suitability of the services for their particular requirement.

Energy Performance Certificate

Available upon request.

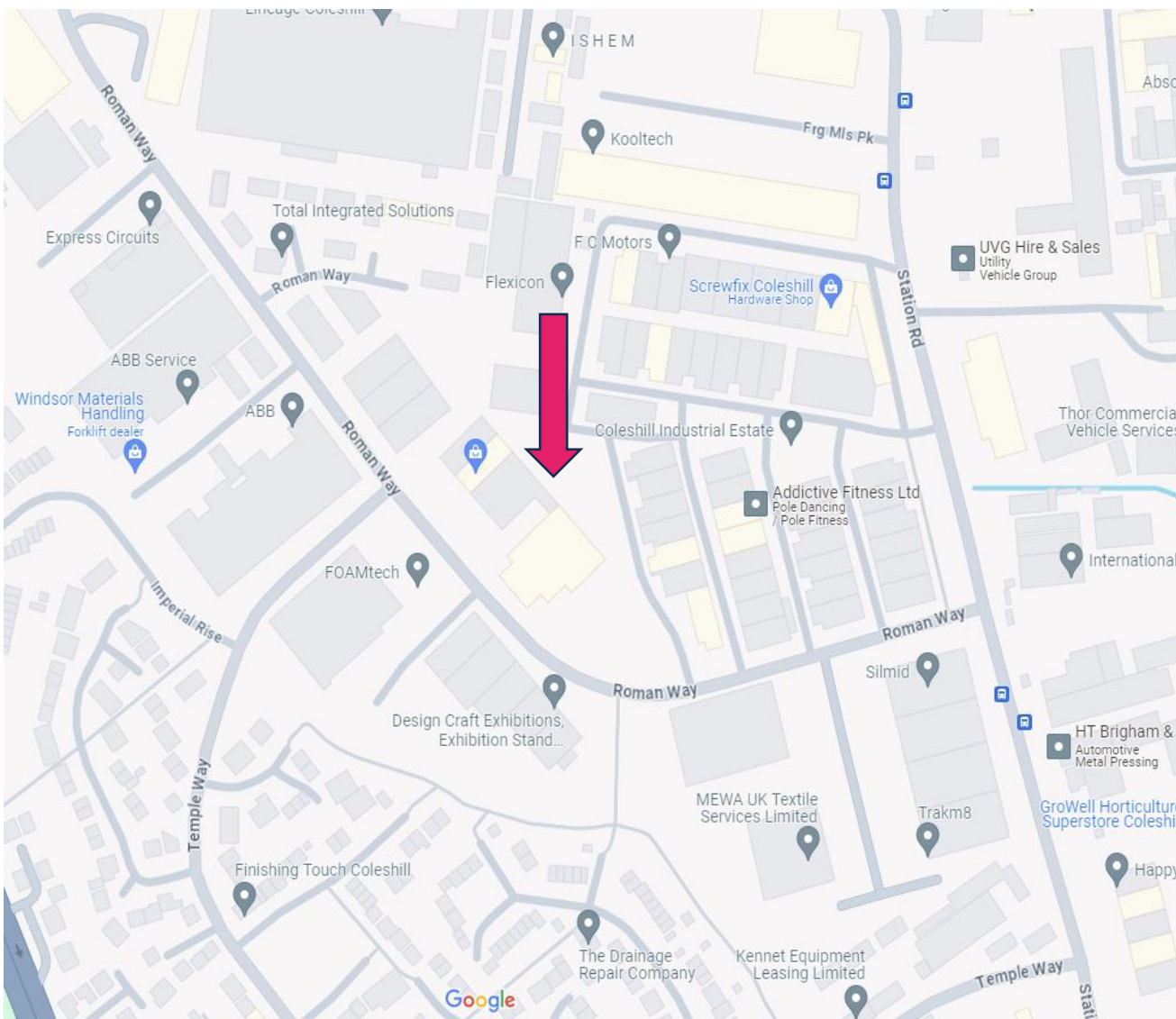
Legal Costs

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

Viewings / Further Information

Strictly via the sole selling 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.