

Sportrite House, 155 Tame Road, Witton, Birmingham, B6 7DG



FOR SALE

Freehold Warehouse/Workshop Premises

Gross Internal Area: 4,963 ft² (461.1 m²) approx

Location

The property is situated off Tame Road close to its junction with Electric Avenue in the Witton area of Birmingham.

The site is conveniently located for access to the national motorway network with Spaghetti Junction being situated approximately only 0.5 miles to the East via the Litchfield Road (A5127).

Description

The property comprises detached industrial premises of steel truss construction surmounted by a pitched roof with translucent roof lights.

The ground floor provides pedestrian and roller shutter access to the front elevation and is predominately open-plan.

The property benefits from fluorescent strip lighting, three-phase electricity, and a gas supply.

A first-floor mezzanine provides additional storage and workshop with the front section providing a variety of cellar offices.

Accommodation

Ground Floor	2,698 ft ²	250 m ²
Mezzanine	2,265 ft ²	210 m ²
Total (GIA)	4,963 ft²	460 m²

Price / Tenure

Offers in the region of £275,000 are sought for the freehold interest, subject to contract.

VAT

All prices quoted are exclusive of VAT which may be payable.

Energy Performance Certificate

Available upon request from the agent.

Services

The agents have not checked the services and do not accept any responsibility for their condition.

Interested parties are advised to satisfy themselves as to the suitability of the services prior to offering.

Legal Costs

Each party are to be responsible for their own legal and professional fees incurred during this transaction.

Money Laundering

The money laundering regulations require identification checks are undertaken for all parties purchasing or leasing property.

Use Class

We understand that the property can be used for Use Class B2 (General Industrial).

The property may also be suitable for alternative uses, subject to obtaining the necessary planning consent and we advise all parties to check with the local planning department to check the suitability of their intended use.

Availability

The property is immediately available following completion of legal formalities.

Viewings

Strictly via the sole agent, Siddall Jones on 0121 638 0500

