

103 Pritchett Street, Aston, Birmingham, B6 4ES



**FOR SALE**

Industrial Warehouse Premises Located Close to A38

Gross Internal Area: 4,326 ft<sup>2</sup> (402 m<sup>2</sup>)

### Location

The property is situated on Pritchett Street, close to its junction with Blews Street and being situated only 2.5 miles from Birmingham City Centre.

Communication links are excellent being only a few hundred yards from Dartmouth Circus, linking with the A38(M) and the national motorway network at J6 M6.

### Description

The property comprises of an industrial warehouse premises of steel truss construction surmounted by a pitched roof incorporating translucent roof lights, with brick and block infill.

The warehouse is fronted by a two-storey loading bay / office building of traditional masonry construction with flat roof over.

The premises benefits from a single loading door, first floor office facilities, ground floor WC facilities, rear mezzanine storage and generous working height of 5.7M to the underside of trussed roof.

### Accommodation

**GIA 4,326 ft<sup>2</sup> (402 M<sup>2</sup>) approximately.**

### Tenure / Terms

We are inviting offers in excess of £325,000 for the freehold interest.

### Title Number:

WM362866

### Services

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

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

### VAT

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

### Legal Costs

Both parties to bear their own legal and surveyor's fees.

### Energy Performance

Available upon request from the agent.

### Anti-Money Laundering

The successful purchaser will be required to provide two forms of ID and proof of deposit / purchasing funds to satisfy anti-money laundering protocols.

### Viewing

Strictly via the sole agent Siddall Jones on **0121 638 0500**.

