



**SIDDALL JONES**

**103 Pritchett Street**  
Aston, Birmingham, B6 4ES

**Freehold Industrial  
Warehouse Premises  
Located Close to A38 in  
Aston 4,326 sq ft.**

**4,326 sq ft**  
(401.90 sq m)

# 103 Pritchett Street, Aston, Birmingham, B6 4ES

## 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.

## 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.

## Terms

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

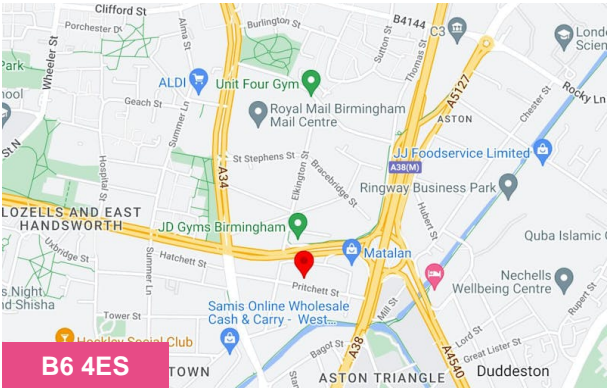
Available upon request from the agent.

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.



## Summary

Available Size	4,326 sq ft
Price	Offers in excess of £325,000
Business Rates	Upon Enquiry
Service Charge	No Service Charge.
VAT	Not applicable. VAT not payable.
Legal Fees	Each party to bear their own costs. Both parties to bear their own legal and surveyor's fees.
EPC Rating	Upon Enquiry

## Viewing & Further Information



**Ryan Lynch**  
0121 638 0800 | 07710022800  
ryan@siddalljones.com

The above information contained within this email is sent subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars. Generated on 19/03/2024