

875 - 901 Tyburn Road, Erdington, Birmingham, B24 9NY



FOR SALE

Freehold Warehouse Fronting Tyburn Road

Gross Internal Area: 7,731 ft² (718 m²)

Location

The property enjoys frontage to Tyburn Road (A38) dual carriageway close to its junction with Holly Lane.

Junction 6 (Spaghetti Junction) of the M6 motorway is located approximately 1.5 miles away and provides access to the A38 Aston Expressway into Birmingham city centre and wider motorway network.

Nearby occupiers include Cazoo, Jaguar, Audi, and Access Self-Storage.

Description

The property comprises a single bay warehouse of portal frame construction with pitched roof incorporating translucent roof lights.

The premises benefits from frontage to Tyburn Road with vehicular access from from Holly Road.

The property benefits from a roller shutter entry door to the rear, accessed via a shared loading access. The warehouse benefits from open plan warehousing with WC facilities and mezzanine storage space.

Accommodation

Warehouse	6,731 ft2 (625 M2)
Mezzanine	1,000 ft2 (93 M2)
Total	7,731 ft2 (718 M2)

Terms

We are inviting offers in excess of £495,000 for the freehold interest.

VAT

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

Rateable Value

The property is currently in the process of being split and therefore a rateable value has yet to be determined.

Legal Costs

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

Energy Performance Certificate (EPC)

B (46)

Anti-Money Laundering

The successful purchaser will be required to provide two forms of ID and proof of funding for the purchase.

Services

The property will be provided with new water and electricity supplies.

Availability

We anticipate an early exchange, with the units being available for completion upon installation of the requisite utility supplies being completed.

Viewing

Strictly via the joint agent Siddall Jones on 0121 638 0500

