



118 Parkfield Road

Parkfield Road,, Birmingham, B8 3AY

Industrial Premises located within Alum Rock

4,425 sq ft
(411.10 sq m)

- Industrial Warehouse Premises
- Close to Birmingham City Centre
- Currently used for car repairs
- On Street Car Parking
- Established Industrial Location

118 Parkfield Road, Parkfield Road,, Birmingham, B8 3AY

Description

The property comprises of a single storey warehouse of portal frame construction with blockwork infill with pitched, trussed roof over.

The premises provide open plan warehousing which is currently used as a car servicing depot.

The premises benefit from concrete flooring, three phase electricity and roller shutter entry door to the fore.

Mezzanine space provides additional car parking, office space and WC facilities.

Externally car parking is provided along Parkfield Rd and surrounding areas.

Location

The property is located on Parkfield Road, in the Alum Rock area of Birmingham, which is located some 4 miles East of Birmingham City Centre.

The location provides easy access to the national motorway network at J6 (Spaghetti) of the M6 motorway which is located 3.5 miles away via Lawley Middleway.

Accommodation

GIA 4,425 ft² (411.10 M²) approximately.

Terms

We are inviting offers in excess of £315,000 for the freehold interest.

The building is currently tenanted however the property will be sold with the benefit of vacant possession.

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 costs incurred during the transaction.

Energy Performance

Available upon request from the agent.

Services

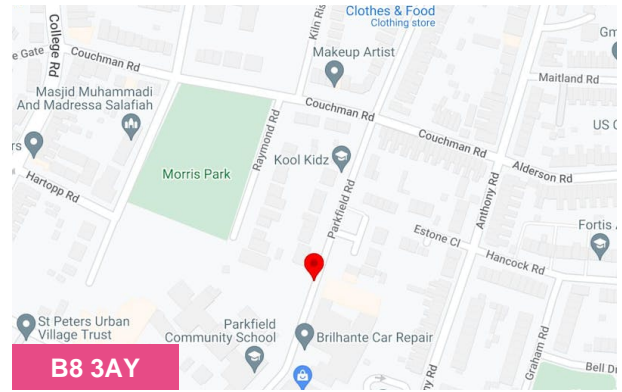
We understand that the premises benefit from mains electricity and water.

The premises does not currently benefit from WC / waste drainage services, which would need to be brought in by the purchaser.

The agent has not tested the suitability of the connections and recommends all interested parties to make their own investigations.

Planning Permission

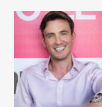
We understand that the premises has existing industrial usage however we



Summary

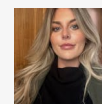
Available Size	4,425 sq ft
Price	Price on application
Business Rates	N/A
Service Charge	N/A
Car Parking	N/A
VAT	Not applicable
EPC Rating	Upon enquiry

Viewing & Further Information



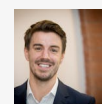
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recommend that all interested parties carry out their own due diligence.

Anti-Money Laundering

We will require two forms of ID, proof, and source of funding to satisfy anti-money laundering protocols.

Viewing

Strictly via the sole agent Siddall Jones.