



## 118a Parkfield Road

Parkfield Road, Birmingham, B8 3AY

### Freehold Industrial Premises

**2,713 sq ft**  
(252.05 sq m)

- Freehold Industrial Premises
- Established Industrial Location
- On Street Parking
- Currently used for Car Repairs

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

## Description

The property comprises of a single storey warehouse of portal frame construction with blockwork infill and part pitched, part flat 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.

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

## Location

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## Accommodation

GIA 2,713 ft<sup>2</sup> (253.72 M<sup>2</sup>) approximately.

## Terms

We are inviting offers in excess of £235,000 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

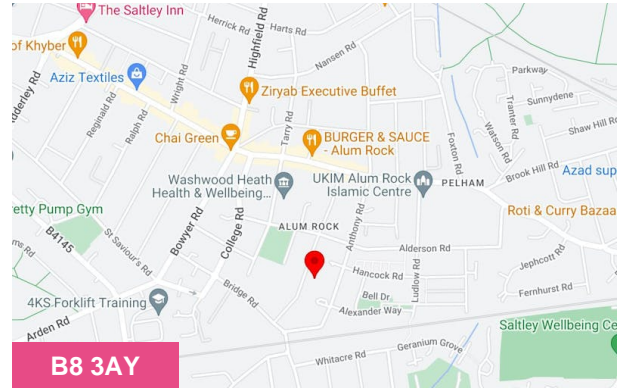
Available upon request from the agent.

## 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.

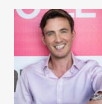
The agent has not tested the suitability of the connections and recommends all interested parties to make their own investigations.



## Summary

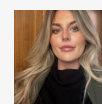
<b>Available Size</b>	2,713 sq ft
<b>Price</b>	Offers in excess of £235,000.00
<b>Business Rates</b>	N/A
<b>Service Charge</b>	N/A
<b>Car Parking</b>	N/A
<b>VAT</b>	Not applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>Estate Charge</b>	N/A
<b>EPC Rating</b>	Upon enquiry

## Viewing & Further Information



### Edward Siddall-Jones

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edward@siddalljones.com



### Sophie Froggatt

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### Ryan Lynch

#### Planning Permission

We understand that the premises has existing industrial usage however we 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 on 0121 638 0500.