



UNIT 2, REAR OF 429 MEADWAY, GARRETT'S GREEN, BIRMINGHAM, B33  
0DZ

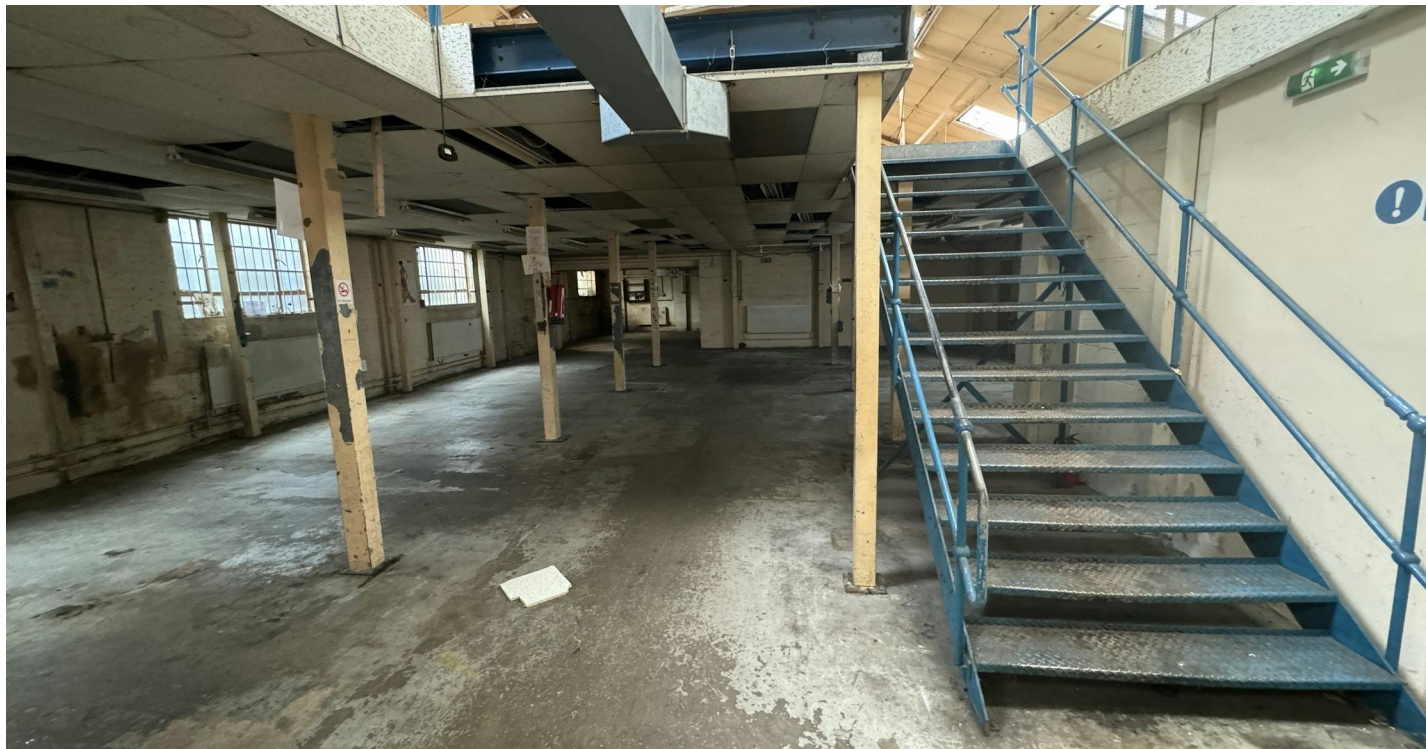
INDUSTRIAL FOR SALE | 6,114 SQ FT

**SIDDALL JONES**  
COMMERCIAL PROPERTY CONSULTANCY

Freehold Warehouse Premises

---

- Arterial Route
  - Close to A45 and Birmingham Airport
  - Portal Frame Warehouse
  - Extensive Mezzanine
  - Three-Phase Power
  - Concrete Flooring
  - Gas Supply
- 



## DESCRIPTION

The property comprises of a terraced warehouse unit of portal frame construction, with masonry elevations, surmounted by a pitched roof incorporating translucent roof lights.

The premises benefit from a single level loading door and provides ground floor warehouse space which provides predominantly open span warehousing and WC facilities.

Mezzanine space provides additional first floor floor accommodation consisting of storage, offices and WC facilities.

Externally the property benefits from forecourt loading.



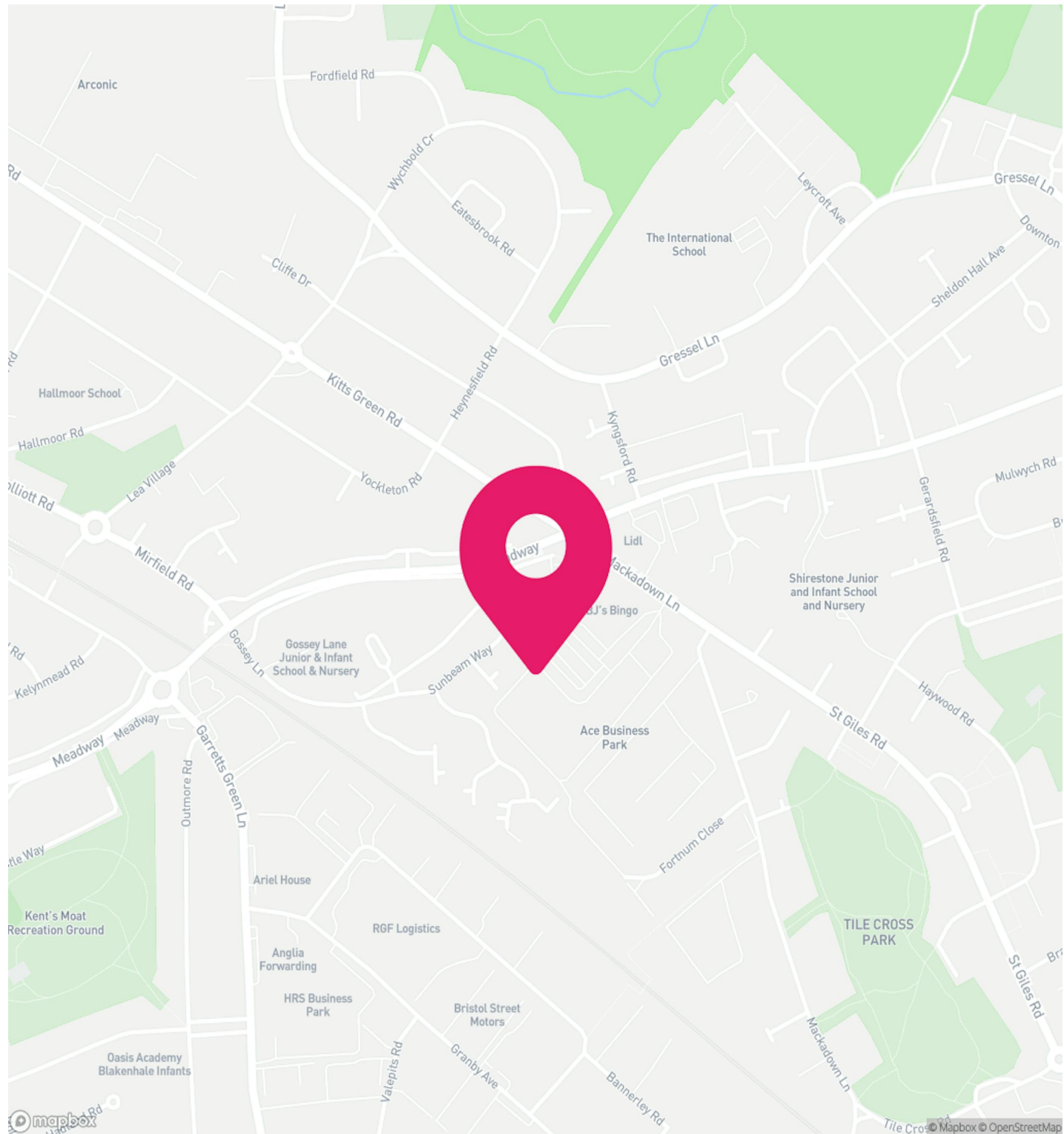
## LOCATION

/// REASON.OWLS.WISHES

The premises are accessed via a service road from Meadway and are located to the rear of CEF, adjacent to Darlaston Builder's Merchants.

Meadway is main arterial route on the Garretts Green / Tile Cross border and within easy reach of the Coventry Road (A45) which provides an arterial route to Birmingham city centre, Birmingham International Airport, The National Exhibition Centre and the national motorway network at J\_ of the M42 motorway.

The location is an established commercial / industrial location within a predominantly residential suburb of Birmingham.





## AVAILABILITY

Name	sq ft	sq m	Availability
Ground - Ground Floor	4,575	425.03	Available
Mezzanine - Mezzanine	1,539	142.98	Available
<b>Total</b>	<b>6,114</b>	<b>568.01</b>	

## RATEABLE VALUE

£16,000

## VAT

Not applicable

## LEGAL FEES

Each party to bear their own costs

## PRICE

Offers in excess of £299,950

## POSSIBLE USE CLASSES

Class B8 - Storage or Distribution

## EPC

B (55)

## VIEWINGS

Viewings are strictly via the letting agent Siddall Jones.

## CONTACT

### **Ryan Lynch**

0121 638 0800 | 07710022800  
ryan@siddalljones.com

The above information contained within this brochure is 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 21/10/2024