

INDUSTRIAL, OFFICE, TRADE COUNTER, WAREHOUSE | FOR SALE

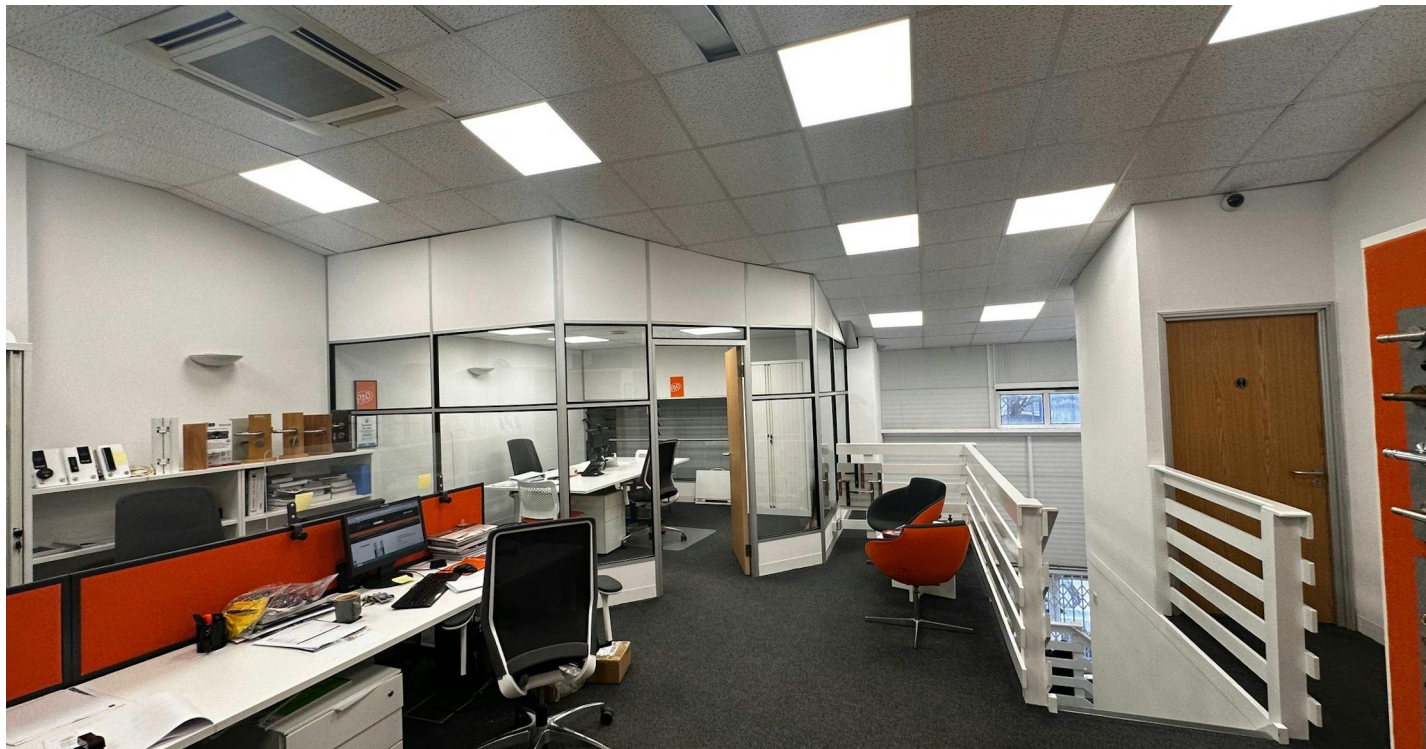
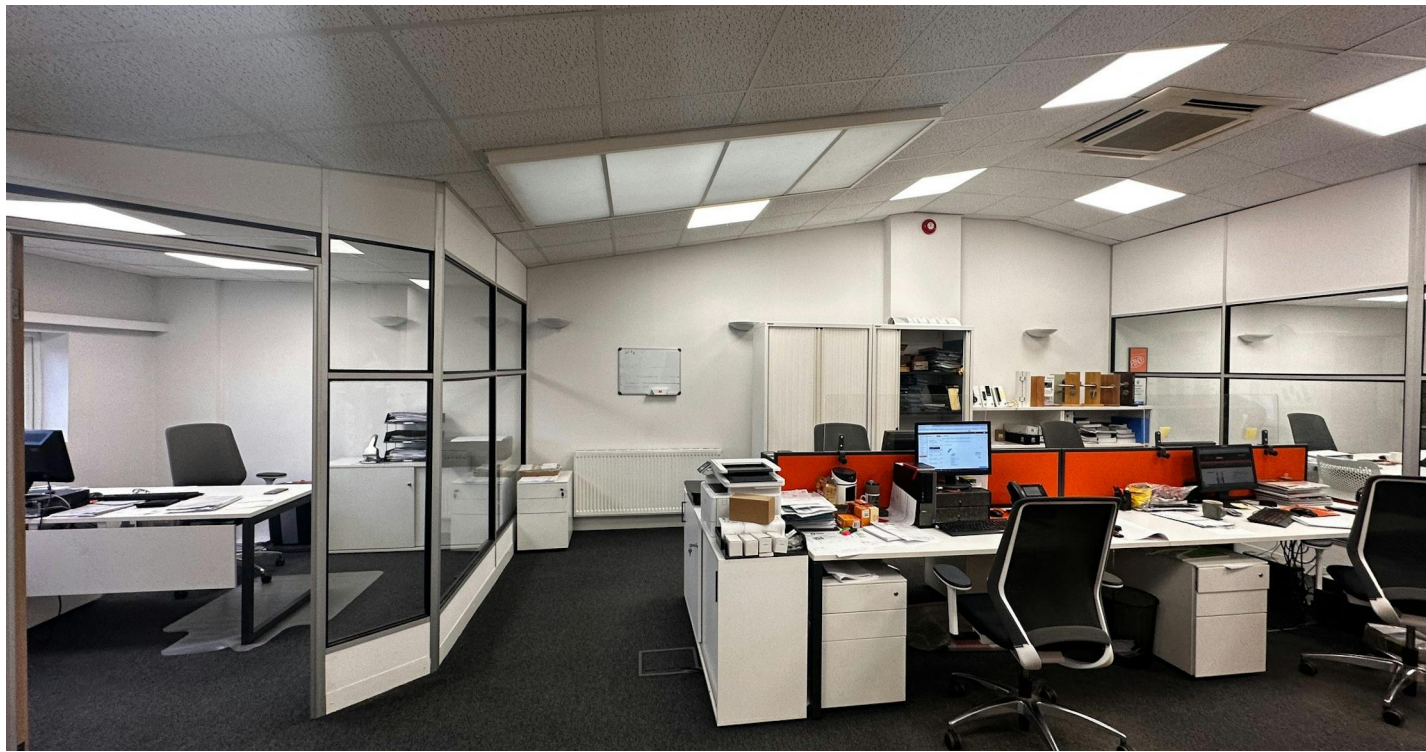


UNIT 9, MAGREAL BUSINESS PARK, FREETH STREET, BIRMINGHAM, B16 0QZ
1,215 TO 2,540 SQ FT (112.88 TO 235.97 SQ M)

SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

A modern freehold business premises located close to the City Centre and outside the Clean Air Zone (CAZ)

- Modern Premises
- Split to provide Ground Level Warehouse/Trade Counter & First Floor Offices
- Close to Birmingham City Centre
- Outside of the Clean Air Zone (CAZ)
- Dedicated Car Parking



DESCRIPTION

The property comprises a modern steel portal framed business unit with warehouse / trade counter to the ground floor and office accommodation to the first.

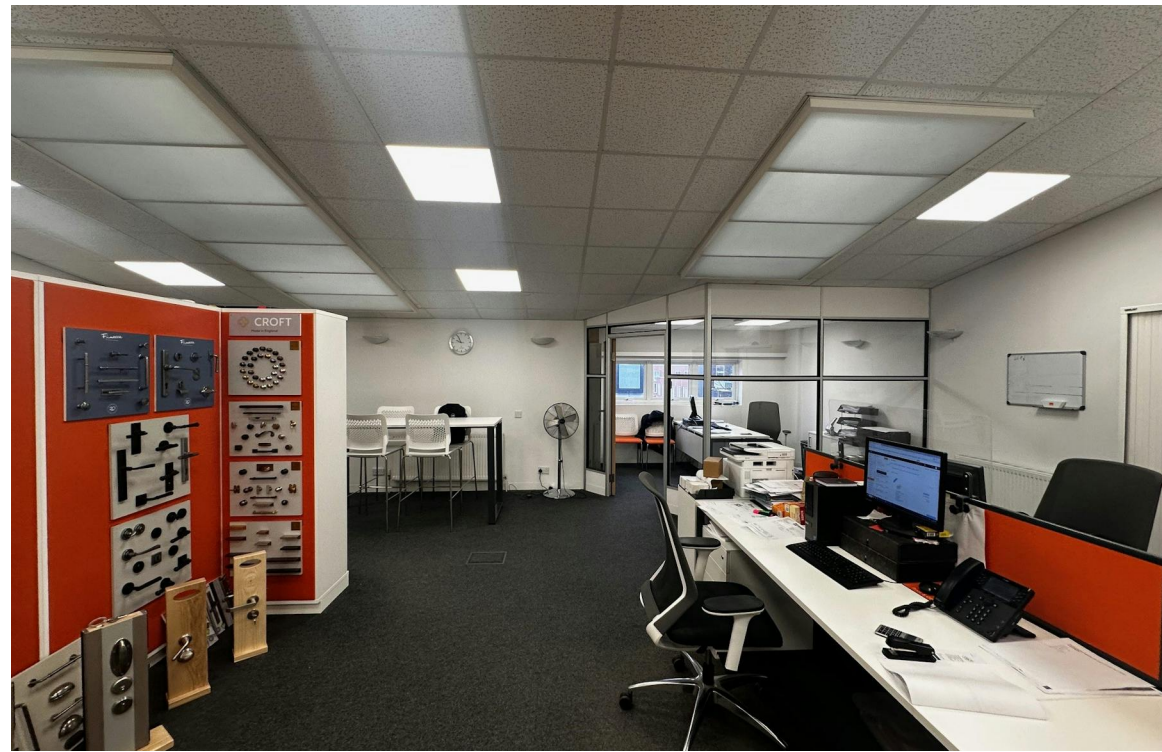
The building is accessed via a pedestrian door to the front with reception, WC and warehousing to the ground floor level and fire escape to the rear.

The first floor is predominately open plan with two cellular offices being full height glass partitions.

The building also includes air conditioning, gas fired central heating, suspended ceiling with LED inset lighting, power and data cabling and double-glazed windows

Externally the estate is secured by electronically operated gates with palisade fencing and a canal to the rear of the premises.

2x designated car parking spaces are included within the sale and further communal / visitor's spaces provided.

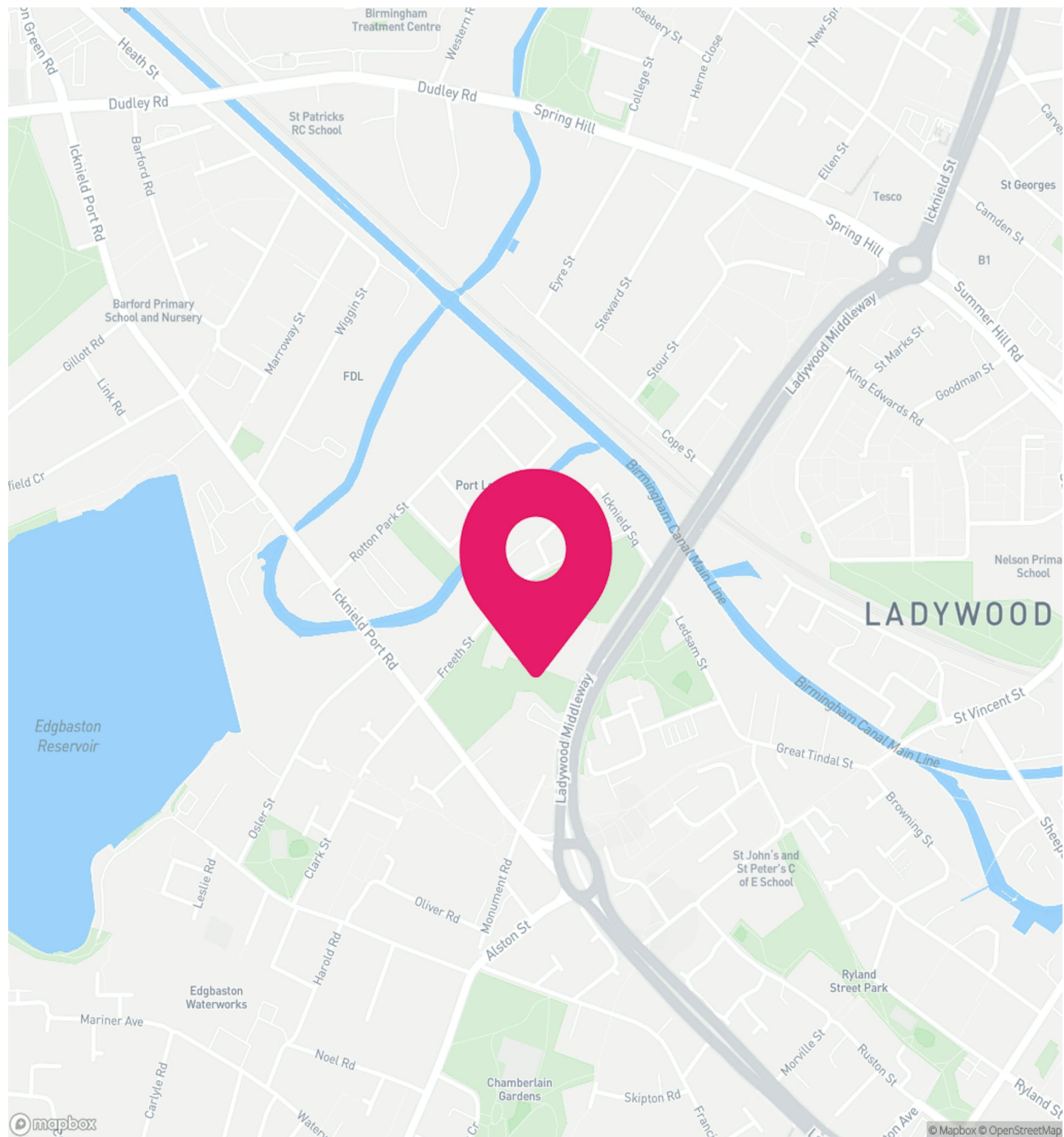


LOCATION

The property is situated on Magreal Industrial Estate, a modern estate accessed off Freeth Street in Ladywood approximately 1 mile east of Birmingham City Centre.

The property benefits from excellent communication links being situated off Icknield Street and the middle ring Road A41 Ladywood Middleway.

The middle ring road provides direct dual carriageway access to the main Aston Expressway circa 2 miles north east, which in turn provides direct dual carriageway access to the M6 Motorway at Junction 6.



BIRMINGHAM

The ideal place to work, where opportunity meets innovation!

Dynamic city centre: Immerse yourself in a vibrant hub boasting fabulous shops, diverse restaurants, and vibrant street entertainment. Explore stunning architecture and enjoy easy access to all amenities, fostering a productive and inspiring work environment.

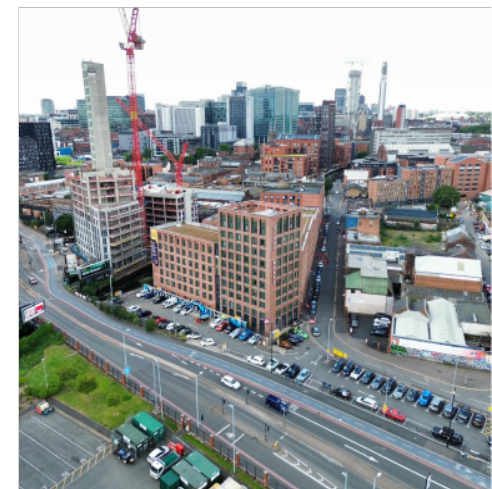
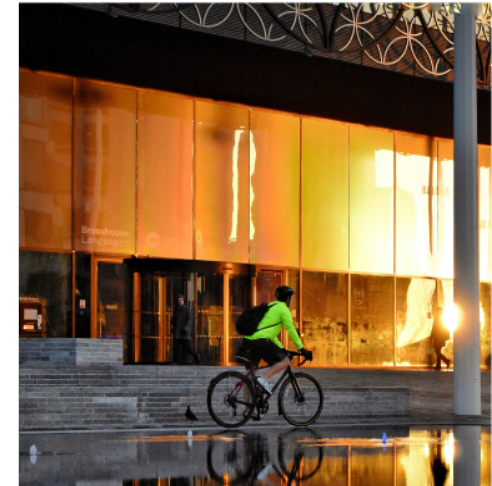
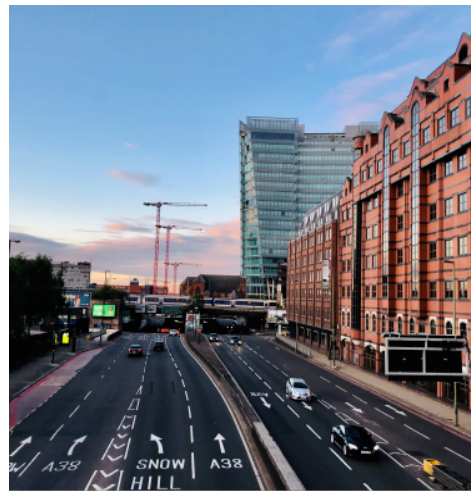
Effortless connectivity: Reach Birmingham Airport swiftly via the free Air-Rail Link, connecting directly to Birmingham International Railway Station. From there, frequent ten-minute trains to Birmingham New Street station provide seamless access to your workplace.

Central location, global reach: A strategic location offers quick train connections:

- Solihull: 8 mins
- Coventry: 20 mins
- London: 1 hr 15 mins
- Manchester: 1 hr 27 mins
- Cardiff: 1 hr 50 mins

Endless amenities: Indulge in diverse dining options, cultural richness, premier shopping, lively bars, exciting events, activities, and green spaces – all within Birmingham's city centre.

Join us in Birmingham: Experience a city where work-life balance thrives and opportunities abound. Birmingham awaits – where your professional journey begins!





AVAILABILITY

| Name | sq ft | sq m | Availability |
|-----------------------|--------------|---------------|--------------|
| Ground - Ground Floor | 1,325 | 123.10 | Available |
| 1st - First Floor | 1,215 | 112.88 | Available |
| Total | 2,540 | 235.98 | |

VAT

Subject to VAT.

LEGAL FEES

Each party to bear their own costs

PRICE

Offers in the region of £320,000

EPC

C (66)

ANTI MONEY LAUNDERING

The successful applicant will be required to provide two forms of ID and proof/source of funds, to satisfy anti-money laundering protocols.

VIEWINGS

Viewings are strictly via the letting agent Siddall Jones.

CONTACT



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