FOR SALE

Freehold Industrial Investment Opportunity

Current Rental of £82,800 Per Annum Exclusive
Location

The property is situated fronting Sydenham Road, off Golden Hillock Road close to the junction with the A45 Small Heath Highway.

The A45 provides convenient access to Birmingham City Centre only 4 miles south east with Solihull and Birmingham International Airport and NEC approximately 5 miles via the Coventry Road.

National motorway connections via dual carriageway provide convenient access to the M42 Junction 6 (4.5 miles), the M6 Spaghetti Junction 5 (5.5 miles) and the M40 (10 Miles).

Description

The property comprises a number of industrial warehouse, workshop and studio units arranged over predominately ground floor level with a first floor comprising a number of small workshops with goods access made possible via a 750kg goods lift.

The estate comprises a variety of buildings with a character two storey Victorian building fronting Sydenham Road and traditional warehouse and workshops units to rear.

Accommodation

The figure below is based on the internal area of the individual property and does not take into consideration communal areas and circulation space.

Total (GIA) 25,387 ft\(^2\) (2,358.50 m\(^2\)) approximately

Income / Tenancy Schedule

<table>
<thead>
<tr>
<th>Gross annual income:</th>
<th>£82,872.24 per annum exclusive</th>
</tr>
</thead>
<tbody>
<tr>
<td>ERV:</td>
<td>£90,000 per annum exclusive</td>
</tr>
</tbody>
</table>

A tenancy schedule is available upon request from the agent.

Price / Tenure

Offers in excess of £900,000 are sought for the freehold interest in the property, subject to contract.

VAT

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

Money Laundering

In accordance with Anti-Money Laundering Regulations, two forms of identity and confirmation of the source of funding will be required from the successful purchaser.

Services

The property has the benefit of three phase electricity, mains gas, water and mains drainage.

The agents have not tested the services and parties are advised to make their own enquiries regarding the adequacy and condition of these installations.

Energy Performance Certificate

Available upon request from the agent.

Planning Use

We understand that the unit has planning permission under use classes B2 (General Industrial).

The property may be suitable for alternative uses subject to obtaining the necessary planning consent and all interested parties are advised to contact Birmingham City Planning Department.

Viewings

Strictly via the sole selling agent Siddall Jones on 0121 638 0500