

7 Spitfire Road, Erdington, Birmingham, B24 9PB



FOR SALE

Modern Business Premises

Gross Internal Area: 4,100 ft² (308.89 m²) approx.

Location

The property is situated on Spitfire Road, a modern industrial estate comprising a number of warehouse units within the Erdington area of Birmingham.

Spitfire Road is accessed off the A38 Tyburn Road, via Holly Lane approximately 4 miles north east of Birmingham City Centre and national Motorway access is provided by Junctions 5 and 6 of the M6 motorway (approx. 2 miles distant).

Description

The property comprises a mid-terrace single bay warehouse unit of steel portal frame construction, with brick and profile clad elevations beneath a pitched, lined roof incorporating intermittent translucent roof lights and a concrete floor.

The ground floor has been partitioned to create a large workshop/ stores to the rear with reception and showroom to the front with WC.

A first-floor mezzanine has been installed providing a number of cellular and open plan offices along with WC facilities.

The space benefits from suspended ceilings incorporating recessed lighting, gas fired central heating, air conditioning cassettes, carpet flooring and numerous power and data points.

All mains services including a 300 AMP three phase electricity supply are connected to the property.

Externally, allocated car parking for 8 vehicles and loading facilities are provided.

Accommodation

Total (GIA) - 4,100 ft² (308.89 m²) approximately

Price / Tenure

Offers in the region of £225,000 are sought for the freehold interest in the property, subject to contract.

Services

All mains services are available to the premises.

The agents have not tested the services and prospective purchasers 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 property has planning under use class B1 (offices, light industrial), B2 (general industrial) and B8 (warehousing).

The property may be suitable for alternative uses subject to obtaining the necessary planning consent and prospective tenants are advised to make their own enquiries with the local planning department.

Legal Costs

Each party are to be responsible for their own legal costs incurred during this transaction.

Availability

The property is immediately available following the completion of legal formalities.

Viewings

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

