

Lower Tower Street/Ward Street,
Hockley, Birmingham, B19 3NL



FREEHOLD - FOR SALE

Industrial / Development Opportunity

Total (GIA) 30,000 ft² (2,787.06 m²) on 0.62 Acres

Location

The property is located in a prominent position on the corner of Lower Tower Street and Ward Street, Birmingham.

The premises are located just off Newtown Row forming part of Birmingham’s Middle Ring Road and providing direct access to all main arterial routes running in and out of Birmingham City Centre, to include the A38M Aston Expressway which in turn provides access to Junction 6 of the M6 Motorway, approximately 2 miles North-East.

Birmingham City Centre lies approximately 1 mile to the south of the subject premises.

The property is situated in the Gun Quarter, an up-and-coming area of Birmingham currently experiencing a period of change due to significant investment and redevelopment projects.

Description

The property comprises of a range of industrial/workshop buildings on the corner of Lower Tower Street and Ward Street.

The premises are currently used for industrial manufacturing purposes however are suitable for potential redevelopment, subject to planning.

Accommodation / Site Area

Lower Tower Street	19,500 ft2	1,811 m2
Ward Street	10,500 ft2	975 m2
Total (GIA)	30,000 ft2	2,787 m2

Site Area: 0.62 Acres (0.25 Hec) or thereabouts

Price / Tenure

Offers in excess of £2,000,000 are sought for the freehold interest, subject to contract.

VAT

All prices quotes are exclusive of VAT which may be payable.

Tenancy / Vacant Possession

The property can be sold either with Vacant Possession (providing for a delayed completion of 6 months) or tenanted in its entirety to R&E Presswork Limited on a new 3 or 5 -year lease at a rent of £150,000 per annum, exclusive.

We feel the property will be suitable for an owner occupier or development purposes and therefore the exact terms of the lease are open to negotiation between the parties.

Tenure

Both properties are held Freehold Tenure.

Planning Use

The property is located within an area that is zoned for predominately industrial and other commercial uses.

However, the immediate area has seen a rise in development over recent years with a number of high profile residential and student accommodation schemes being completed or under construction within close proximity.

Prospective purchasers should make enquiries with Birmingham City Planning Department on 0121 303 1115.

Services

We understand the property is connected to all main services.

The agents have not inspected nor tested the services and parties are advised to carry out their own investigations.

Energy Performance Certificate

Available upon request from the agent.

Anti-Money Laundering

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

Viewings & Further Information

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

