

875 - 901 Tyburn Road, Erdington, Birmingham, B24 9NY



FOR SALE

Freehold Warehouse Fronting Tyburn Road

Gross Internal Area: 12,759 ft² (1,185 m²)

Location

The property enjoys frontage to Tyburn Road (A38) dual carriageway close to its junction with Holly Lane.

Junction 6 (Spaghetti Junction) of the M6 motorway is located approximately 1.5 miles away and provides access to the A38 Aston Expressway into Birmingham city centre and wider motorway network.

Nearby occupiers include Cazoo, Jaguar, Audi, and Access Self-Storage.

Description

The property comprises a two-bay warehouse of portal frame construction with pitched roof incorporating translucent roof lights.

The premises benefits from frontage to Tyburn Road and roller shutter, and pedestrian, entry from Tyburn Road.

The property benefits from a shared loading access to the rear of the property, accessed via Holly Road. The warehouse benefits from open plan warehousing with additional first floor accommodation.

The premises are being sold in 'shell and core' condition.

Accommodation

Warehouse	11,334 ft2 (1,053 M2)
Mezzanine	1,425 ft2 (132 M2)
Total	12,759 (1,185M2)

Terms

We are inviting offers in excess of £850,000 for the freehold interest.

VAT

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



Rateable Value

The property is currently in the process of being split and therefore a rateable value has yet to be determined.

Legal Costs

Both parties to bear their own legal and surveyor's costs.

Energy Performance Certificate (EPC)

B (46)

Anti-Money Laundering

The successful purchaser will be required to provide two forms of ID and proof of funding for the purchase.

Services

The property is offered in shell and core condition.

The purchaser will be required to install their own electricity, water and foul drainage supplies.

Availability

Upon completion of legal formalities and compartmentalisation works.

Viewing

Strictly via the joint agent Siddall Jones on 0121 638 0500