

## Units to the Rear of 429 Meadway, Birmingham, B33 0DZ



**FOR SALE**

Part Income-Producing Industrial Estate

GIA: 17,662 ft<sup>2</sup> (1,640.86 m<sup>2</sup>)

### Location

The property is situated on Meadway, a key arterial route straddling the Garretts Green and Tile Cross border. It offers convenient access to the Coventry Road (A45), a major thoroughfare leading to Birmingham city centre, Birmingham International Airport, The National Exhibition Centre, and the national motorway network at junction 6 of the M42 motorway.

The area is a well-established commercial and industrial zone within a predominantly residential suburb of Birmingham.

### Description

#### CEF Unit

Detached trade counter unit of portal frame construction with pitched roof, brick and block elevations with two-storey office. Trade counter to the fore. Forecourt parking for multiple vehicles and loading access to the side elevation.

Tenant holding over at a passing rental of £21,500 per annum (exclusive).

#### KRS Unit

Portal frame warehouse with pitched roof, brick and block elevations and concrete flooring providing predominantly open span warehousing with additional office and ancillary accommodation at mezzanine level. Benefits include WC facilities, three-phase power and level loading access.

Tenant holding over at a passing rental of £16,000 per annum (exclusive).

#### Vacant Unit One and Two

Portal frame warehouses with pitched roofs, brick and block elevations, level loading doors and concrete flooring.

Both units have additional storage, office, and ancillary space at mezzanine levels.

#### Vacant Unit Three

Three storey workshop / storage unit of brick and block construction surmounted by a pitched roof. Loading doors are provided at ground and first floor levels.

### Accommodation

GIA 17,662 ft<sup>2</sup> (1,640.86 M<sup>2</sup>) approximately on a site area of 0.45 acres or thereabouts.

Detailed accommodation schedule enclosed below.

### Terms

We are inviting offers in excess of £950,000 for the valuable freehold interest.

### Tenancies

Tenancy schedule enclosed below.

### Title Numbers

WM197373  
WM351096  
WM298742

### Services

We understand that all mains services are available on, or adjacent to the subject premises.

The agent has not tested the suitability of the connections and recommends that all interested parties carry out their own investigations as to their suitability.

### VAT

All prices quoted are exclusive of VAT, which we understand is not payable on the purchase price.

### Legal Costs

Both parties to bear their own legal and surveyor's fees incurred during the transaction.

### Energy Performance

Available upon request from the agent.

### Anti-Money Laundering

The successful applicant will be required to provide two forms of ID and proof of funding for the purchase to satisfy Anti-Money Laundering protocols.

### Rateable Value

We understand that the units have been split for ratings purposes. All interested parties are required to satisfy themselves in this regard.

### Viewing

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

Accommodation Schedule

Unit	Warehouse	Mezzanine / Uppers	Total
CEF Unit 7	3,510 ft2	993 ft2	4,503 ft2
KRS Unit	3,112 ft2	635 ft2	3,747 ft2
Vacant Unit (1)	4,575 ft2	1,539 ft2	6,296 ft2
Vacant Unit (2)	800 ft2	351 ft2	1,151 ft2
Vacant Three- Storey Unit (3)	745 ft2	1,220 ft2	1,965 ft2
<b>Totals</b>	<b>12,742 ft2</b>	<b>4,738 ft2</b>	<b>17,662 ft2</b>

Tenancy Schedule

Unit	Current Rent (PA)	Estimated Rental Value (PA)
CEF Unit 7	£21,500	£32,500
KRS Unit	£16,000	£23,500
Vacant Unit (1)	Vacant	£30,000
Vacant Unit (2)	Vacant	£10,000
Vacant Three- Storey Unit (3)	Vacant	£10,000
<b>Totals</b>	<b>£37,500</b>	<b>£106,000</b>



