



FOR SALE

INDUSTRIAL/ WAREHOUSE PREMISES

**UNIT 3 AVERY DELL INDUSTRIAL ESTATE
LIFFORD LANE, KINGS NORTON, B30 3DZ**



6,716 sq.ft. (624 sq.m.)

Approx. Gross Internal Area

- 18ft (5.5m) eaves height
- Secure fenced Estate





Location:

The property is located on the Avery Dell Industrial Estate, accessed off Lifford Lane, Kings Norton.

The property is approximately 5 miles from Birmingham City Centre via the A441, with motorway access provided via J2 or J3 M42 approximately 6 miles distant, in turn linking to the M5, M6, M40 and national motorway network.

Description:

The property is steel portal framed, with an eaves height of 18ft (5.5m). there are single storey offices, W/C's and kitchen to the front, with a mezzanine above. The works/ warehouse is accessed via a single roller shutter.

Externally there is a parking/ yard area to the front of the property.



Business Rates:

2023 Rateable Value: £40,750

Rates Payable: £20,864

Tenure:

The property is available on a virtual freehold basis with vacant possession.

There is a 999 year ground lease in place from 25/09/1996 at a peppercorn rent.

Quoting Price:

Upon application

Accommodation:

| | SQM | SQFT |
|-----------------------------------|--------------|--------------|
| Warehouse/ Production area | 564.1 | 6,072 |
| Offices | 59.8 | 644 |
| TOTAL GIA (approx) | 623.9 | 6,716 |

EPC

EPC Rating: D (90)

Money Laundering:

The money laundering regulations require identification checks are undertaken for all parties purchasing/leasing property. Before a business relationship can be formed we will request proof of identification for the purchasing/ leasing entity.

Planning:

We understand the property is allocated for industrial purposes and applicants are advised to make their own enquiries to Birmingham City Council Planning Department.

Legal Costs

Each party to bear their own legal costs incurred in any transaction.



VAT

All prices quoted are exclusive of VAT, which may be chargeable.

Viewing

Strictly via sole agents:

HARRIS LAMB
75-76 Francis Road
Edgbaston
Birmingham
B16 8SP

Tel: 0121 455 9455

Contact:

Charles D'Auncey
charles.dauncey@harrislamb.com
07747 897 866

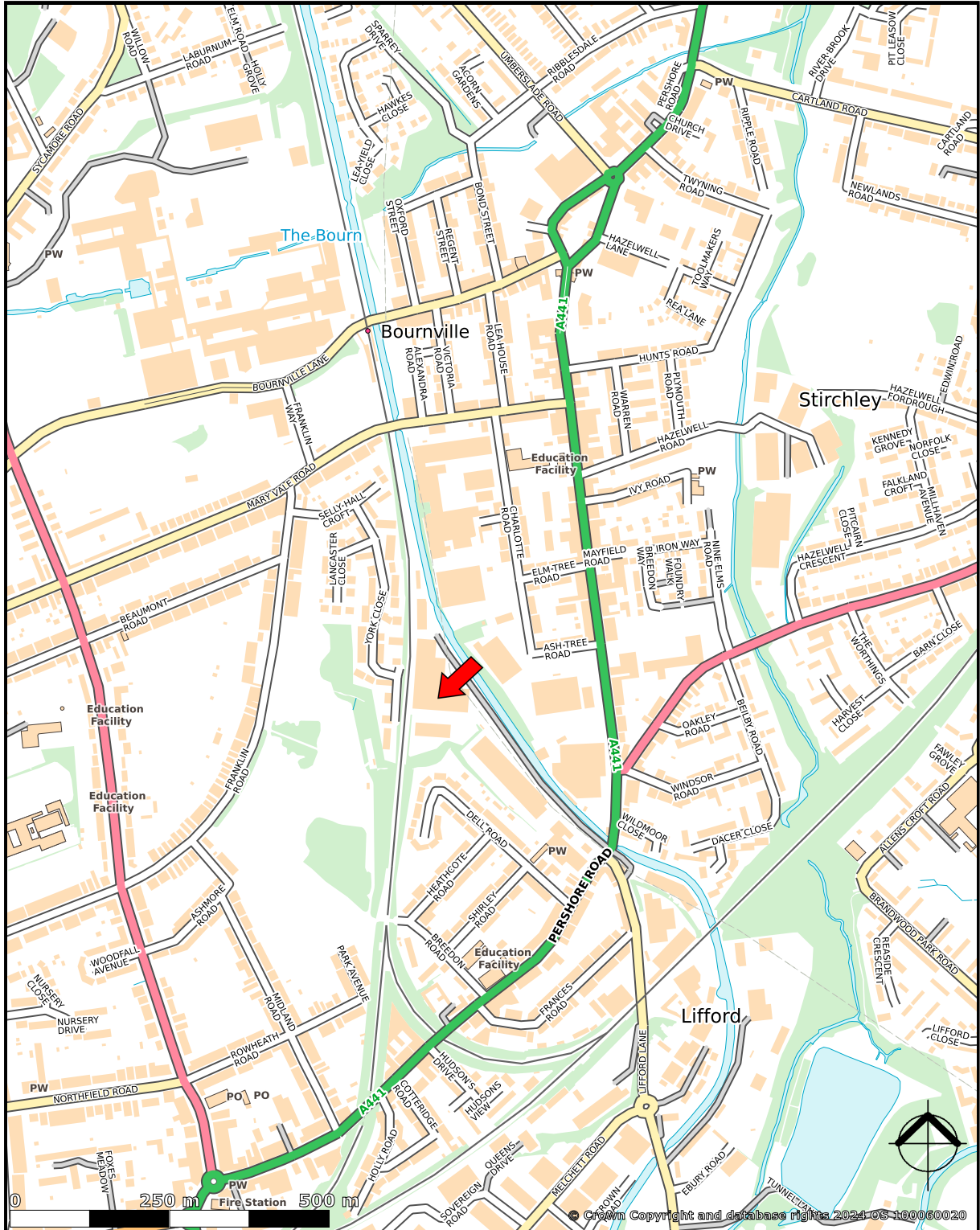
Ashley Brown
ashley.brown@harrislamb.com
07887 503 851

Date: March 2024

SUBJECT TO CONTRACT



Unit 3, Avery Dell Industrial Estate, Lifford Lane, Birmingham, B30 3DZ



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Plotted Scale - 1:9,563

This map is published for convenience of identification only and although believed to be correct, is not guaranteed and it does not form any part of any contract