

FOR SALE / TO LET

FORMER JEWSON BUILDERS MERCHANTS PREMISES

UNIT 1 AND UNIT 2 YORK ROAD, HALL GREEN, BIRMINGHAM, B28 8LH



TWO WAREHOUSE UNITS WITH YARD & PARKING

44,156 sq ft (4,102 sq m) (Approx. Gross Internal Area)

- Former builders merchants premises with road frontage
- Flexible terms available
- **Price Reduced**

LOCATION

The subject properties are located fronting York Road in Hall Green, in turn linking to the main A34 Stratford Road connecting to Junction 4 of the M42 approximately 7 miles distant and the A4540 Ring Road some 2.5 miles. Birmingham City Centre is approximately 4 miles from the subject premises.

ACCOMMODATION

		SQ M	SQ FT
UNIT 1	Warehouse	1,784.8	19,211.6
	GF/ FF Offices	84.9	913.7
	Gross Internal Area	1,869.7	20,125.3
UNIT 2	Warehouse	2,232.6	24,031.2
	Gross Internal Area	2,232.6	24,031.2
TOTAL GIA		4,102.3	44,156.5

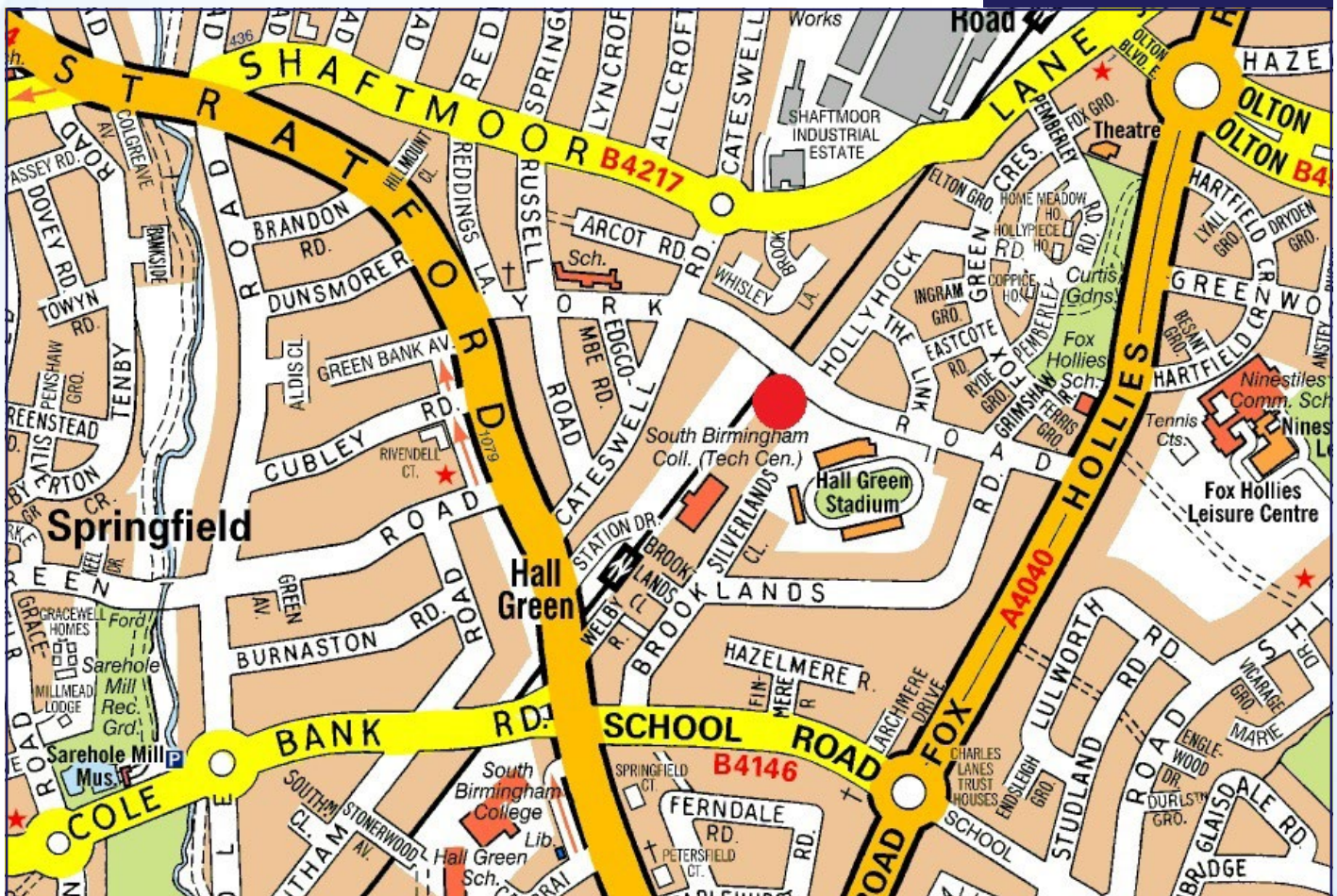
DESCRIPTION

Units 1 and 2 York Road are two separate industrial warehouse premises with yard and parking provision, available as a whole.

Unit 1 provides a two bay, steel portal frame building with brick/blockwork and clad elevations surmounted by a lined profile clad roof incorporating translucent roof lights. The unit provides a painted concrete floor, overhead Ambi-rad heating, lit by way of LED/sodium box and florescent tube lighting and 5.6m eaves height. Offices are built to the front elevation providing offices to first floor and showroom/office and welfare facilities to ground floor, providing carpeting, gas central heating and suspended ceilings with recessed lighting in part. Externally, the property provides for a car park/yard area to the frontage and shared rear yard, with two vehicular doors to each gable end elevation, being 3.6m x 4m.

Unit 2 provides a two bay, steel portal frame building with brick/blockwork and clad elevations surmounted by a lined profile clad roof incorporating translucent roof lights. The unit provides a concrete floor, lit by way of sodium box lighting and an eaves height from 5.5 – 5.7m. Externally, the property provides for a rear yard area and shared yard to the frontage, with two vehicular doors being 3.6m x 4m and a rear concertina door providing tailgate loading to the rear.

POSTCODE: B28 8LH



AVAILABILITY & RENTAL/PRICE

The units are held on a lease dated 25th April 2003 for a term of 20 years, to expire 25th April 2023. The units are available as a whole or in part on sub-lease, assignment or a new longer lease on terms to be agreed.

Passing rent is £190,900 per annum exclusive or alternatively, the freehold may be available at a purchase price based on £2,650,000 assuming vacant possession. All prices quoted are exclusive of VAT, which may be chargeable.

BUSINESS RATES

2017 Rateable Value (Warehouse & Premises) £156,000.

SERVICES

The agent has not tested any apparatus, equipment, fixture, fittings or services and so cannot verify they are in working order or fit for their purpose.

EPC

C (68)

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.



VIEWING Strictly via sole agents

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SUBJECT TO CONTRACT Ref: G6539 Date: 03/21

Harris Lamb Limited Conditions under which particulars are issued.

Messrs. Harris Lamb Limited for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are given notice that:

(i) The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract.

(ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them.

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