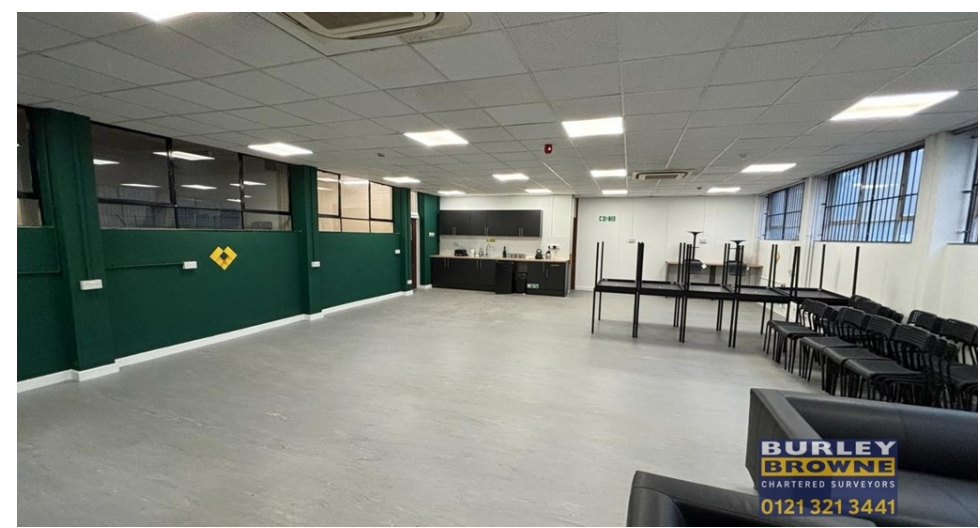
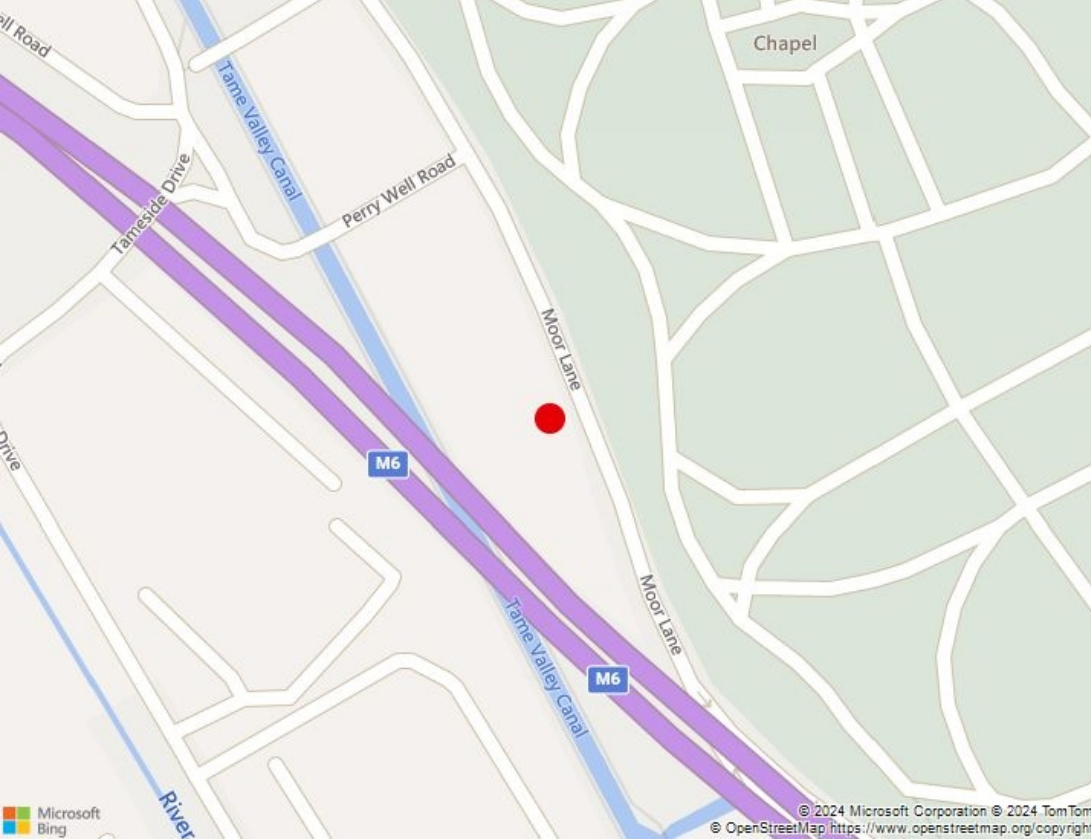


# INDUSTRIAL/LABORATORY PREMISES - FOR SALE

DTS RAEBURN, Adj. 1 Moor Lane, Witton, Birmingham, West Midlands, B6 7AE

14,958 SqFt (1,389.6 SqM) | £850,000 offers in excess of





## KEY FEATURES

- Rare opportunity
- Unique industrial/laboratory premises with two-storey offices.
- Ample parking to front elevation together with secure yard to rear including garage/workshop.
- Situated within the Witton district of Birmingham.
- Within easy driving distance of Junctions 6 and 7 of the M6 motorway.
- Outside of the Clean Air Zone

## LOCATION

The property is located on Moor Lane in the Witton district of Birmingham. Moor Lane is accessed via College Road (A453) and Brookvale Road, being a little over 3 miles to the north of Birmingham City Centre. The premises are within easy reach of Junctions 6 and 7 of the M6 Motorway which provides subsequent access to the Midlands region and the UK's motorway network.

## DESCRIPTION

The subject property comprises a two-storey detached building offering a mixture of industrial warehouse/laboratory premises together with two-storey offices. The building has the benefit of a yard to the rear and side together with some parking to the front elevation.

Area	SqFt	SqM
GF - WORKS & OFFICES	7,412	688.57
FF - OFFICES & LABORATORY	6,619	614.91
GARAGE	927	86.12
<b>Total Floor Area</b>	<b>14,958</b>	<b>1,389.6</b>



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## TERMS

The property is to be sold with full vacant possession which is to be simultaneous with the surrender of the occupational lease.

## ASKING PRICE

£850,000 offers in excess of

## TENURE

The property is owned on a long leasehold basis for a term of 125 years from 29.03.1996 subject to a ground rent, further details of which are available on application.

## EPC

Assessment awaited.

## BUSINESS RATES

Rateable Value £47,000 obtained from the Valuation Office Rating List. Rates Payable 2023/2024 £23,453 prior to any transitional arrangements.

Interested parties are advised to make their own enquires with the Local Authority (Birmingham) for verification purposes.

## 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 applicant.

## LEGAL COSTS

Each party is to be responsible for their own legal costs in relation to this matter.

## VAT

All figures are quoted exclusive of VAT.

## VIEWING

Strictly by prior appointment, please contact:



Ben Nicholson MRICS

DDI: 0121 362 1532

Mob: 07889 407650

E: [ben.nicholson@burleybrowne.co.uk](mailto:ben.nicholson@burleybrowne.co.uk)

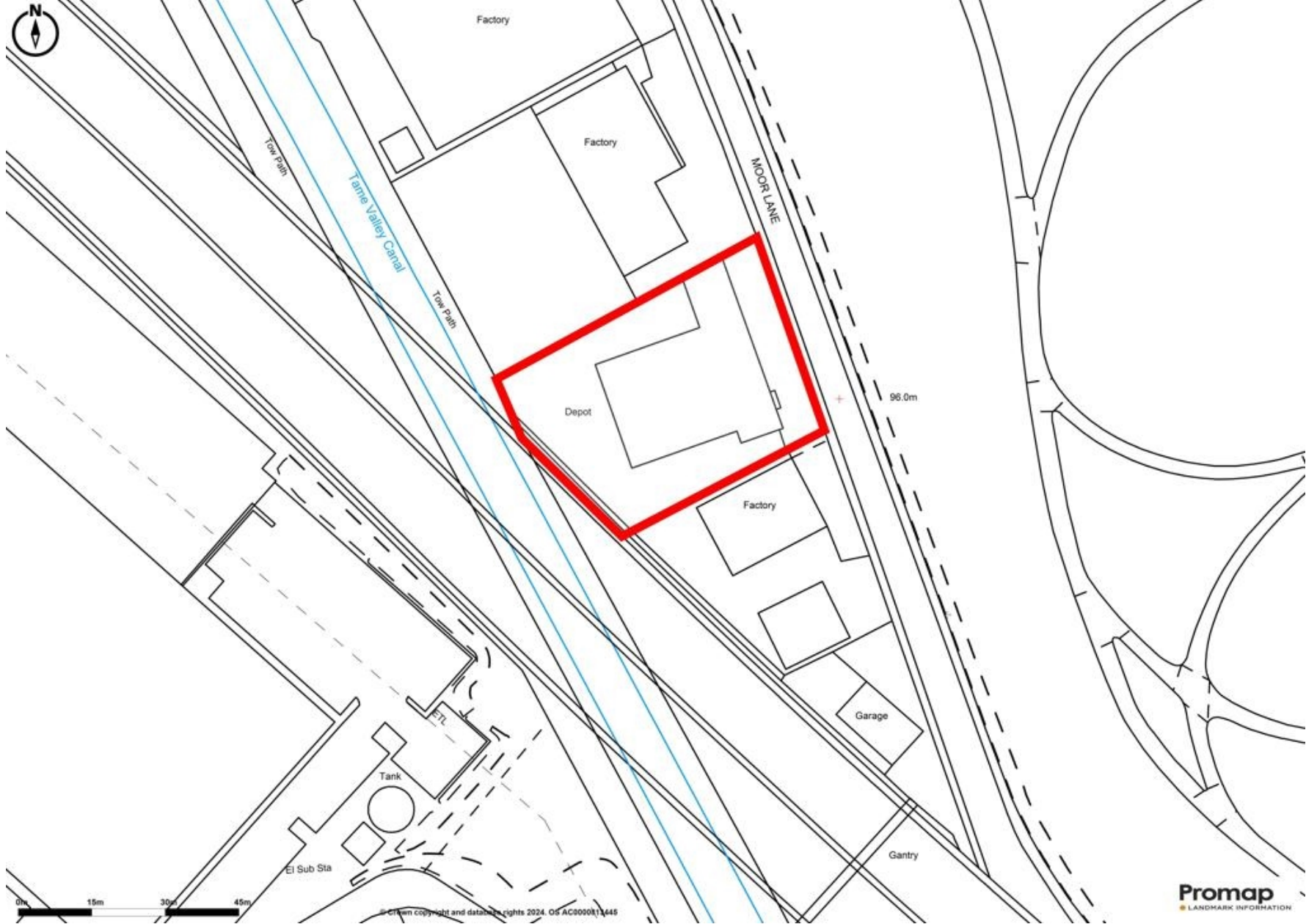


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