

Rare Land Acquisition Opportunity

FOR SALE



Egerton Road, Erdington, Birmingham B24 0RR
2.03 Acres (0.82 Hectares)



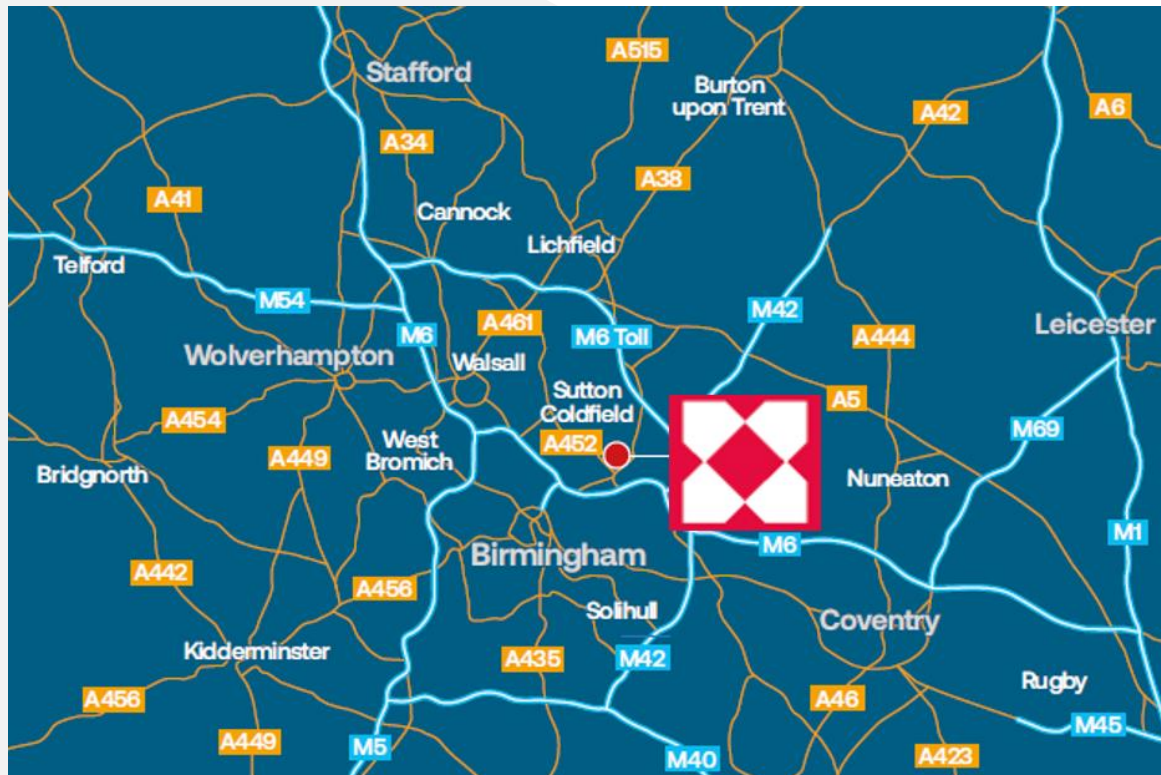
LOCATION

The site is positioned within a well established industrial location off of Egerton Road in Erdington, Birmingham neighbouring the Iron Mountain facility.

The site benefits from strong access to the national motorway network with Junctions 5 and 6 of the M6 situated 1.6 miles and 5.3 miles away respectively. The M6 provides quick access to Birmingham City Centre via the A38(M) and benefits from excellent connectivity to the M42 and M40 to the south and the M5 and M54 to the north.

Birmingham Airport is positioned 8.5 miles to the south east via the M6. Neighbouring occupiers include Jaguar Land Rover, SELCO, West Midlands Ambulance, DINAK and Iron Mountain.

The site benefits from multiple surrounding amenities including Aldi, Lidl, McDonalds and KFC. Ravenside Retail Park is also positioned adjacent to the site across from the Kingsbury Road.

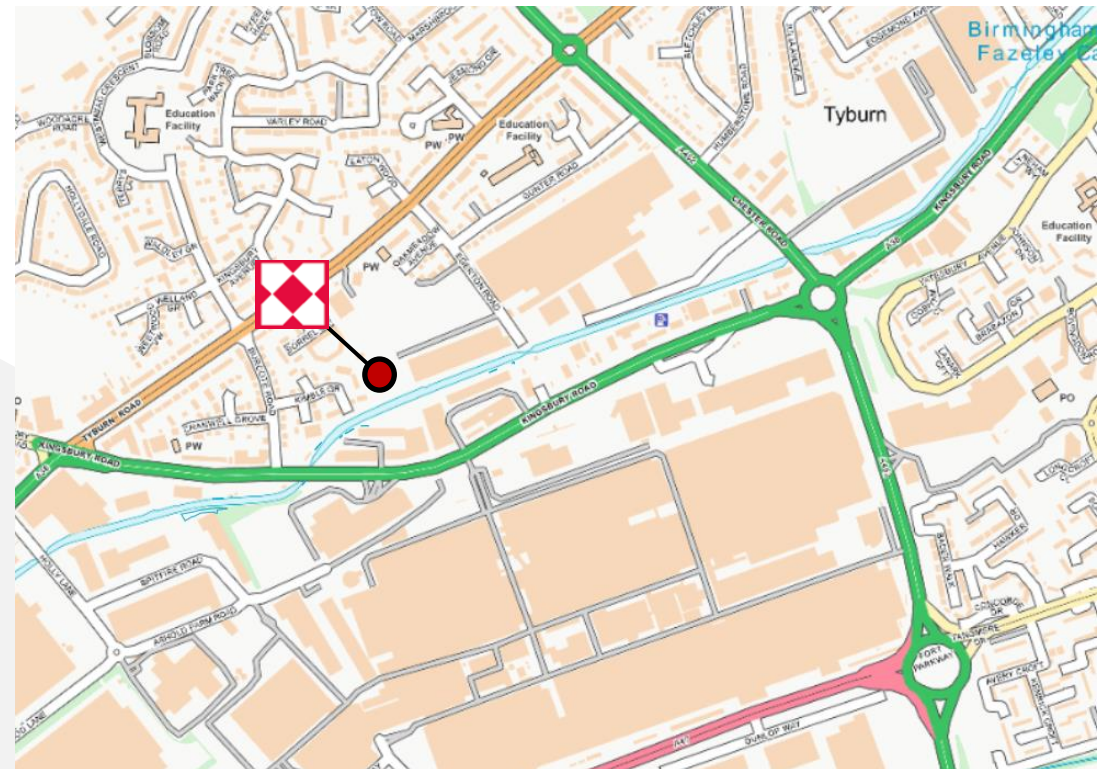


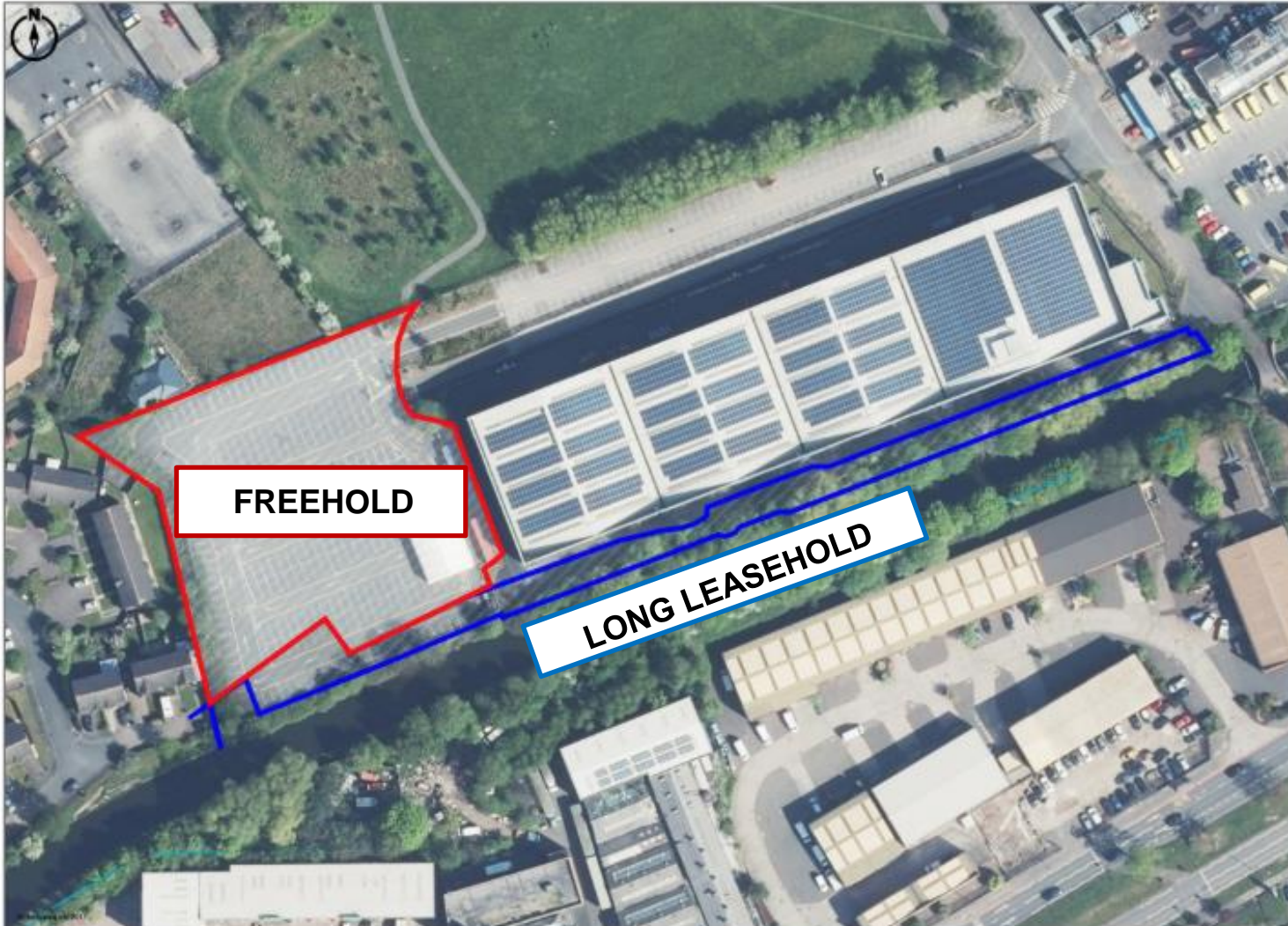
DESCRIPTION

The site comprises a large regular square car parking facility in addition to a strip of land neighbouring the canal. The subject site falls under two separate titles WK79185 & WM630928.

- 1.394 acres – Freehold – Title No. WK79185
- 0.63 acres – Long Leasehold – Title No. WM630928
- Concrete surfaced and gated car park area
- Good access to the A452 which links directly to Junction 5 (M6).

The two titles are to be sold together and will not be available independently of one another.





TENURE

The site is held on a freehold basis under Title No. WK79185 and Long Leasehold basis – Title No. WM630928. Further information is available upon request.

PRICE

Price on application.

LEGAL COSTS

Each party is to cover their own legal and surveyors costs on any transaction.

VAT

VAT may be payable on any transaction at the prevailing rate.

SERVICES

Interested parties are advised to satisfy themselves that this is the case, and that any services connected to the site are in good working order. The agents have not tested any apparatus onsite and therefore cannot verify the condition.

ANTI MONEY LAUNDERING

Acceptance of any offer will be subject to a satisfactory anti money laundering check and proof of funding.

Contact.



For further information, or to arrange a viewing, please contact the Industrial Agency Team:

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[Particulars dated [24.05.2024]. Photographs and videos dated [2023]

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