

# For Sale.

Two high bay warehouse / industrial units

H Block & K Block, Vantage Way, Erdington

**269,324 sq ft**  
(plus canopies of 36,018 sq ft)

Available individually or as a whole



Erdington, Birmingham B24 9GZ  
Site area of approximately **14.66 acres**



# The property comprises two separate high bay warehouse units constructed approximately 8 years ago.

Modern self contained units.

Fitted inc. LED lighting.

High level sprinklers installed excluding pump and tanks.

Schafer ASRS system mixed tote and tray storage for approx. 154,000 storage locations (based on 600x400 KLT).

Rare freehold opportunity.

Min. working height 13m - 21m in part Block H.

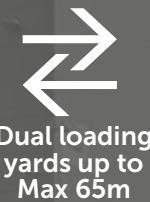
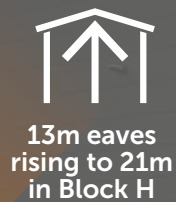
Extensive concrete yards.

Dual secure gatehouse.

Dual access.

Extensive staff parking.

Fitted offices.





# H BLOCK

116,826 sq ft

(132,059 sq ft inc. canopy)

- 13m eaves height rising to 21m in high bay area
- ASRS system
- Canteen & Locker rooms
- Fully fitted offices
- 12 Level access doors
- 52m yard inc. canopy area
- 60 kNm<sup>2</sup> floor loading
- 1.5MVA electricity supply
- ASRS capable of 154,000 storage locations





# K BLOCK

152,498 sq ft

(173,283 sq ft inc. canopy)

- 13m eaves height
- Canteen & Locker rooms
- Fully fitted offices
- 13 Level access doors
- Dual loading yards ranging from 40m to 64m
- 60 kNm<sup>2</sup> floor loading
- 1.5 MVA electricity supply





### Planning

The buildings have consent for B8 (Storage & Distribution uses)

### Services

All mains services are connected to the buildings.

### Uniform Business Rates

The units will require reassessment upon sale, interested parties should make their own enquiries with the valuation office.

### Tenure

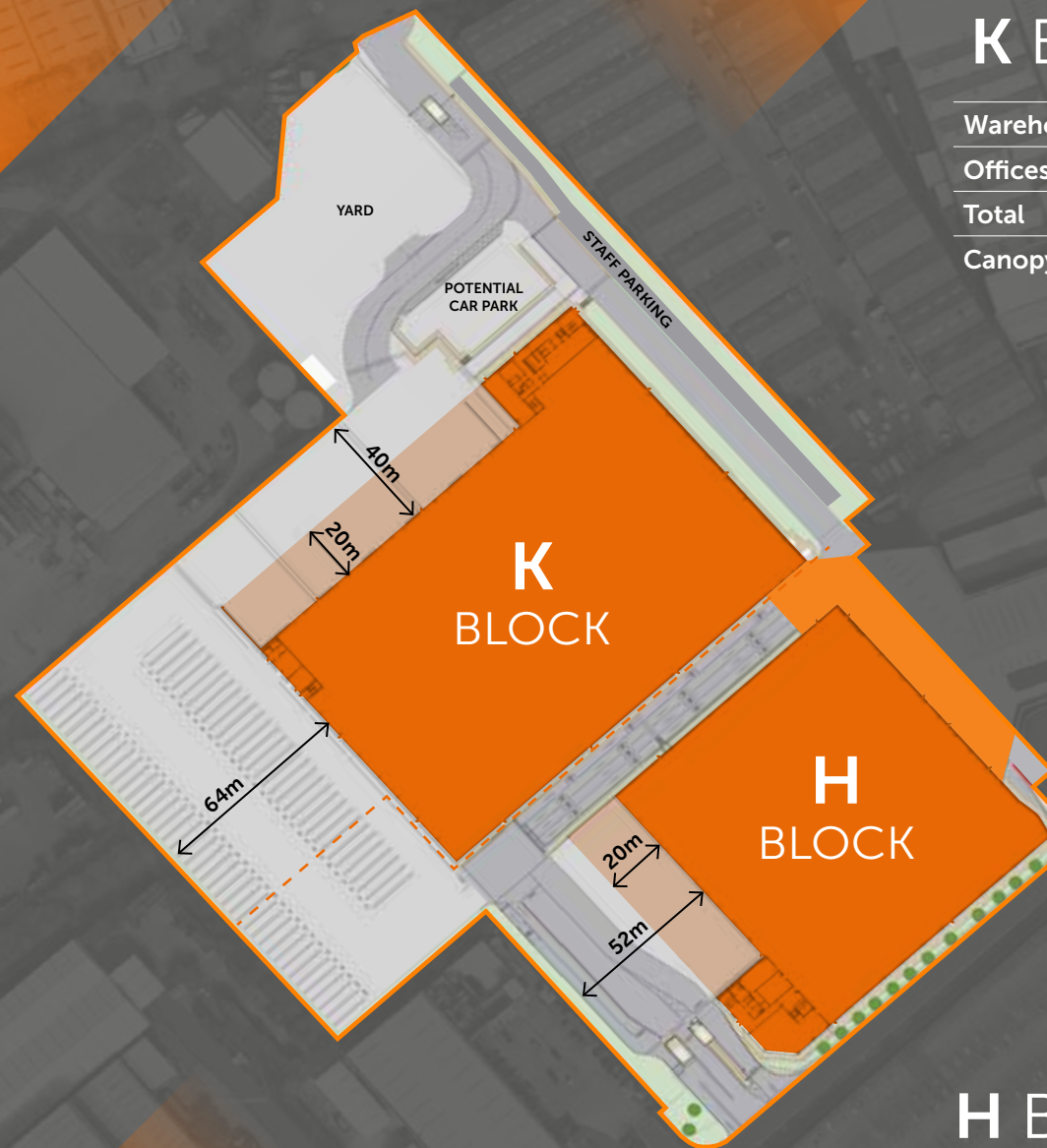
The buildings are available for sale on a freehold basis.

### Information / Data Room

Serious interested parties will have access to the data room - access via the agents.

### Money Laundering

In Accordance with the Anti-Money Laundering Regulation 2017, two forms of identification and confirmation of source of funding will be required from the successful purchaser. forms of identification and confirmation of the source of funding will be required from the successful purchaser.



## K BLOCK

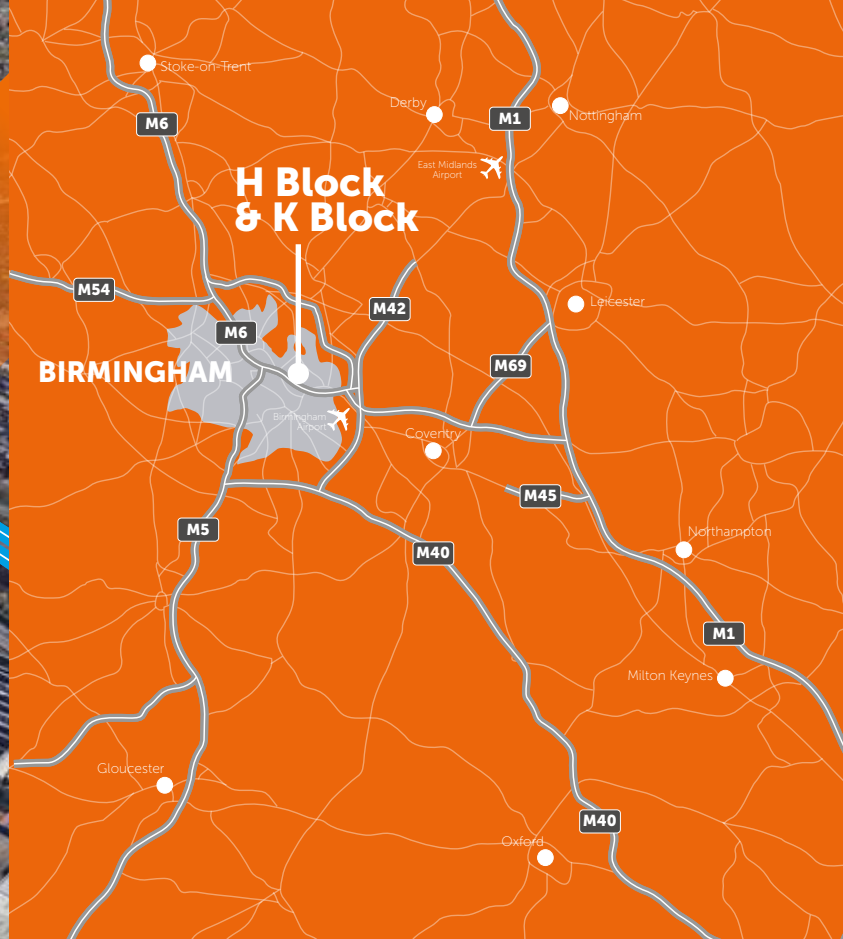
Warehouse	146,998 sq ft
Offices	5,500 sq ft
<b>Total</b>	<b>152,498 sq ft</b>
Canopy	20,785 sq ft

## H BLOCK

Warehouse	97,832 sq ft
Offices	18,994 sq ft
<b>Total</b>	<b>116,826 sq ft</b>
Canopy	15,233 sq ft

1.2 miles J5 M6 | 2.9 miles J6 M6 | 4.5 miles J9 M42/M6





The units are strategically located on Vantage Way with an additional access to Ashold Farm Road, Birmingham – only 1.2 miles from J5 of the M6, and 2.9 miles from J6 of the M6 the heart of the National Motorway network. Junction 6 also provides quick access to Birmingham City Centre and the Ring Road, via the A38M Aston Expressway. Vantage Way itself is conveniently accessed from the Fort Parkway (A47) – another direct route leading into Birmingham City Centre, just 5 miles away.

B24 9GZ [///stump.spray.looked](http://stump.spray.looked)



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