



Industrial Unit For Sale
Moseley Street
Deritend, Birmingham B12 0RY
Price £1,300,000

Thistle
estates

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Guide Price: £1,300,000

EXCEPTIONAL INDUSTRIAL, INVESTMENT & DEVELOPMENT OPPORTUNITY

A substantial industrial premises occupying a highly prominent position within one of Birmingham's fastest regenerating districts. Offering approximately 10,400 sq ft of built accommodation on a site extending to approximately 10,500 sq ft, this property provides outstanding opportunities for owner occupiers, investors and residential developers.

ACCOMMODATION

The ground floor extends to approximately 9,000 sq ft and provides an open industrial workspace with excellent internal clearance and roof-mounted skylight panels allowing abundant natural daylight throughout the premises. A 1,400 sq ft first floor office suite provides generous office accommodation overlooking the warehouse. Externally, a concrete surfaced rear yard of approximately 1,500 sq ft runs along the full length of the building, providing valuable loading, storage and parking space.

SPECIFICATION

- Three-phase electricity
- Gas supply
- Mains water
- Mains drainage
- Glazed shopfront frontage
- Potential to install full-width roller shutter (subject to consents)
- Bright warehouse with roof skylights
- Concrete rear service yard



DEVELOPMENT POTENTIAL

The property backs directly onto Highgate Park and sits within a well-established regeneration area where numerous residential schemes have already been completed or are under construction. The current owner has received a favourable pre-application response from Birmingham City Council supporting a proposal for 44 one and two-bedroom apartments (subject to planning conditions and formal consent). Full documentation is available upon request.

IDEAL FOR

- Manufacturing
- Warehouse & Distribution
- Trade Counter
- Showroom
- Commercial Investment
- Residential Redevelopment (STP)
- Mixed-Use Development
- Storage & Logistics
- Headquarters Offices

LOCATION & CONNECTIVITY

Located on Moseley Street in Deritend, immediately south-east of Birmingham City Centre, the property benefits from excellent access to Digbeth, Highgate, Bordesley and the wider Midlands motorway network. Birmingham New Street, Moor Street and Snow Hill stations are all within easy reach, together with frequent bus services, the A4540 Middleway, A38 and motorway links to the M6, M5 and M42.

AMENITIES

Highgate Park is located directly behind the property, while the surrounding area offers an excellent range of cafés, restaurants, retail facilities, universities, hospitals and city centre amenities. Continued investment in Digbeth and Eastside continues to enhance the area's commercial and residential appeal.



AGENTS NOTE:

We have not tested any of the electrical, central heating or sanitaryware appliances. Purchasers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements and mileages quoted in these sales particulars are approximate. In line with The Money Laundering Regulations 2007 we are duty bound to carry out due diligence on all our clients to confirm their identity. Rather than traditional methods in which you would have to produce multiple utility bills and a photographic ID we use an electronic verification system. This system allows us to verify you from basic details using electronic data, however it is not a credit check of any kind so will have no effect on you or your credit history.

FIXTURES AND FITTINGS: All those items mentioned in these particulars by way of fixtures and fittings are deemed to be included in the sale price. Others, if any, are excluded. However, we would always advise that this is confirmed by the purchaser at the point of offer.

VIEWINGS & APPOINTMENTS

Book a viewing with Sole Agents Thistle Estates
by phone or email: 0121 256 2561
Enquiries@ThistleEstates.com

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1A King Edward Road
Moseley Birmingham B13 8HR

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The property comprises approximately:

- **Ground Floor Industrial / Main Work Floor: 9,000 sq ft**
- **First Floor Offices: 1,400 sq ft**
- **Rear Concrete Yard: 1,500 sq ft**
- **Total Built Accommodation: 10,400 sq ft**
- **Total Site Area: Approximately 10,500 sq ft**

Tenure:
Freehold

Size:
Total Area
(Approx) 10,500 Sq.Ft

Services:
All mains services are connected to the property. However, it is advised that you confirm this at point of offer.

Local Authority:
Birmingham City Council

Business Rates: TBA