

**MASON
YOUNG**
PROPERTY CONSULTANTS ■

FOR SALE

**MODERN WAREHOUSE/
INDUSTRIAL UNIT – INVESTMENT**



**UNIT 1, SAMPSON ROAD NORTH, HIGHGATE,
BIRMINGHAM, B11 1BL**

7,719 SQ FT (717.1 SQ M)

- CENTRAL LOCATION
- TWO STOREY PREMISES
- INCOME PRODUCING
- MEZZANINE FLOOR

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Warstone Lane
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LOCATION

The property is located on Sampson Road North in the Sparkbrook area of central Birmingham. Sampson Road North is accessed directly from the A4540 Bordesley Middle Way which provides direct access into Birmingham city centre. Motorway access is provided by either Junction 6 of the M6, accessed via the nearby A38, whilst the A435 provides direct access to Junction 3 of the M42. Birmingham Airport is approximately 10 miles east and can be reached by the nearby A45. The surrounding area is predominantly industrial in nature.

This property is located outside of the Birmingham Clean Air Zone.

DESCRIPTION

The property comprises an industrial/warehouse building of steel portal frame construction with brick elevations surmounted by a pitched roof. Two storey office accommodation is provided to the front and side elevations. The warehouse benefits from a concrete floor, gas fired heater blower, fluorescent strip lighting, translucent roof lights providing good natural light, various cellular offices, perimeter trunking, a kitchen and separate WC facilities. There is also a mezzanine floor providing further storage accommodation. Externally there is an electric metal roller shutter door fronting Sampson Road North.

ACCOMMODATION

AREA	SQ FT	SQ M
Warehouse	4,107	381.6
First Floor	1,662	154.4
Second Floor	1,950	181.1
TOTAL	7,719	717.1

PLANNING

Interested parties should contact Birmingham City Council Planning Department on 0121 303 1115.

SERVICES

We are advised all main services are connected to include mains gas, water and three phase electricity.

ENERGY PERFORMANCE CERTIFICATES

Details available upon request.

TENURE/PRICE

The freehold interest is available at a quoting price of £400,000, subject to contract.

LEASE DETAILS

The entire property is currently let on a 10-year lease at a passing rent of £20,000 per annum exclusive.

BUSINESS RATES

Interested parties are advised to make their own enquiries to Birmingham City Council on 0121 303 5511.

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.

VAT

We understand that the property is elected for VAT.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred during this transaction.

VIEWING

Strictly by prior appointment with sole agents, Mason Young Property Consultants.

CONTACT DETAILS

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