

MASON YOUNG

PROPERTY CONSULTANTS

FOR SALE

MULTIPLE INDUSTRIAL
INDUSTRIAL/WAREHOUSE UNITS WITH
ON SITE CAR PARKING



**5-11 PORT HOPE ROAD, SPARKBROOK,
BIRMINGHAM, B11 1JS**
16,544 SQ FT (1,537 SQ M)

- POTENTIAL REDEVELOPMENT (STPP)
- OUTSIDE CLEAN AIR ZONE
- MULTIPLE UNITS
- FREEHOLD TITLE

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6 Warstone Mews
Warstone Lane
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LOCATION

The property is located on Port Hope Road just off the main A34 Stratford Road. Sampson Road North is in close proximity and is accessed from the A4540 Bordesley Middle Way, which provides access into Birmingham City Centre. Motorway access is provided by Junction 6 of the M6, via the A38, whilst the A435 provides access to Junction 3 of the M42. Birmingham Airport is approximately 10 miles east via the A45. The surrounding area is predominantly industrial.

DESCRIPTION

The property comprises of 4 industrial units. The units are of steel portal frame construction with pitched roof incorporating translucent panels above, breeze block walls with cladding over and solid concrete floor. Lighting is by means of strip fluorescent lights and heating by means of warm gas air blower heaters. The units are accessed via manual metal roller shutters, except for unit 11 which has an electric metal roller shutter. The units benefit from their own kitchen and WC facilities. The eaves height varies between the units. Unit 5 has a minimum of 5.91m rising to 6.69m, Unit 7 is 6.08m rising to 8.1m and Unit 11 is 3.86m rising to 4.78m. The offices have carpet covered floors, suspended ceilings with CAT 2 lights, air conditioning units and LED lights in place. Externally, the property has a surfaced car park to the front of the premises and a gated secure yard area.

ACCOMMODATION

AREA	SQ FT	SQ M
5 Port Hope Road	3,175	295
7 Port Hope Road	5,694	529
9 Port Hope Road	2,594	241
11 Port Hope Road	5,081	472
TOTAL	16,544	1,537

PLANNING

We understand the property has planning permission for B1, B2 & B8. A change of use may be possible, subject to 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 electricity.

Mason Young Property Consultants has not checked and does not accept responsibility for any of the services within this property and would suggest that any in-going tenant or occupier satisfies themselves in this regard.

ENERGY PERFORMANCE CERTIFICATES

Details available upon request.

TENURE/PRICE

The freehold interest is available at a quoting price of £1,500,000, subject to contract.

BUSINESS RATES

The property is currently listed within the 2017 rating listing as have a rateable value of £52,500. Rates payable will be in the region of £26,197.50 per annum.

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 not 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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