

Lambert
Smith
Hampton

LAND ADJACENT TO BICKENHILL LANE & MORRIS WAY

BIRMINGHAM, B37 7HD

CAR PARK / DEVELOPMENT OPPORTUNITY IN AN ESTABLISHED INDUSTRIAL AREA

FOR SALE
FREEHOLD OPPORTUNITY

ON BEHALF OF:



Birmingham
City Council

THE OPPORTUNITY

SUMMARY

- Site area of approximately 1.58 acres (0.64 hectares)
- Rare freehold opportunity to purchase
- Located within a strong commercial location
- Surfaced car park providing approximately 250 marked spaces
- Suitable for alternative uses, subject to planning

LOCATION

The site occupies a prominent position adjacent to Bickenhill Lane and Morris Way, within Birmingham's premier transport and commercial hub. Located immediately adjacent to Birmingham Airport, Birmingham International Railway Station and the NEC, the property benefits from exceptional regional and national connectivity.

Junction 6 of the M42 is within close proximity, providing direct access to the wider motorway network including the M6, M40 and M5, whilst Birmingham city centre lies approximately 8 miles to the west. The surrounding area is a well-established business and logistics location, home to a range of commercial occupiers and supporting amenities, further enhanced by the continued growth of the UK Central Hub and HS2 Interchange development. The site's accessibility, prominence and proximity to key transport infrastructure make it an attractive opportunity for a range of commercial, industrial or development uses.

DESCRIPTION

The property comprises a tarmacadam rectangular surfaced car park of flat topography accessed from Morris Way. There are approximately 250 car parking spaces, the site is currently vacant.

MARKET COMMENTARY

The West Midlands is one of the UK's most established industrial and logistics markets, offering a central location, excellent motorway connectivity and access to a large, skilled workforce. Strong occupier demand across both B2 (general industrial) and B8 (warehousing and distribution) sectors continues to underpin the region's appeal to manufacturers, distributors and e-commerce operators alike.

ALTERNATIVE USES

The site is currently utilised as a car park but given the proximity to industrial uses it may be suitable for open storage or industrial development subject to planning.

PLANNING

The emerging local plan includes the subject site within the UK Central (UKC) Hub, which includes Birmingham Airport, the National Exhibition Centre (NEC) and Jaguar Land Rover, the hub is expected to drive the region's economic development. Currently there are a wide variety of business uses in the immediate vicinity, including Class B2, B8 and Class E.

Interested parties should engage with the Solihull Metropolitan Borough Council Planning Department to find out more information.





FURTHER INFORMATION



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TENURE

The land is held freehold by Birmingham City Council.

TERMS

We are inviting offers for the freehold interest, subject to contract and exclusive of VAT.

VAT

The property has been elected for VAT and therefore VAT will be charged on the purchase price at the prevailing rate.

USER RESTRICTION

For a Period of 10 years from completion of the sale, the use of the site will be restricted to Car Parking and/or Class B2 & B8.

BUSINESS RATES

Interested parties should make their own enquiries with the Valuation Office Agency and Solihull Metropolitan Borough Council to verify the current rating assessment and any rates payable.

PROFESSIONAL FEES

Buyers will be required to pay the Vendor's reasonable professional fees and costs of sale (including VAT) as part of a purchase in addition to the agreed purchase price.

CLAWBACK PROVISION

In the event a Buyer sells the Property in the future for an amount in excess of the Purchase Price (allowing for agreed transactional costs) the Seller will receive a percentage of the amount it sells for over the Purchase Price. This clause will remain for 10 years:

- 100% year one
- 75% year two
- 50% years three and four
- 25% years five to 10 inclusive

Full details of the clawback provisions will be included within the legal documentation in the data room to avoid any ambiguity.

VIEWING & FURTHER INFORMATION

Strictly via the sole agents

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