

Unit 10, 123-127 Western Road, Hockley, Birmingham, B18 7QD



**FOR SALE**

Warehouse Premises with First Floor Offices

Gross Internal Area: 4,467 ft<sup>2</sup> (415 m<sup>2</sup>)

### Location

The property is accessed from Western Road off the main Dudley Road/Springhill (A457).

City Hospital is situated directly opposite with Birmingham City Centre being approximately 1¼ miles south east.

Springhill provides direct access to the middle ring road Ladywood Middleway and Icknield Street.

Junction 1 of the M5 Motorway is located approximately 3 miles north west with the Aston Expressway (A38M) circa 2¼ miles due east and providing direct access to Junction 6 of the M6 Motorway.

### Description

The property comprises of a mid-terraced warehouse building of brick and block work construction with both flat and pitched roofs over.

In brief the property comprises of a loading bay which in turn provides access to a single span warehouse with two additional annexes to the rear. The ground floor element benefits from office space and WC facilities.

The first floor provides additional storage space / offices and WC / kitchen facilities.

Externally the property is accessed via a communal roadway with loading via a single roller shutter entry door.

### Accommodation

**Total (GIA) 4,467 ft<sup>2</sup> (415 M<sup>2</sup>) approximately.**

### Terms

We are inviting offers in the region of £275,000 for the freehold interest.

### VAT

All prices quoted are exclusive of VAT, which may be payable.

### Rateable Value

We understand that the rateable value is £19,000.

### Legal Costs

Both parties to bear their own legal and surveyor's fees incurred during the transaction.

### Services

We understand that the building benefits from all mains services.

The agent has not tested the suitability of any connections or apparatus and recommend that all interested parties carry out their own investigation.

### Energy Performance Certificate

Available upon request from the agent.

### Viewing

Strictly via the sole agent Siddall Jones on **0121 638 0500**

