

INDUSTRIAL, WAREHOUSE | FOR SALE

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UNIT 2, 45-47 CONYBERE STREET, BIRMINGHAM, B12 0YL

6,822 SQ FT (633.78 SQ M)

SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

Freehold Industrial Warehouse with Gated Yard and Parking on a 0.37 Acre Site, Close to Birmingham City Centre.

- Prominent Location Off Belgrave Middleway (A4540)
 - 6,822 sq ft (634 sq m)
 - Yard and Parking for Circa 15 Vehicles (approx. 4,500 sq ft)
 - Site Area Approx. 0.37 Acres
 - Three Phase Electricity
 - Approx. 1.3 Miles from Birmingham City Centre
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DESCRIPTION

A freehold vacant industrial warehouse with yard and parking, available with vacant possession.

The property comprises a single storey warehouse of steel portal frame construction with brick infill, providing approximately 6,822 sq ft (634 sq m) over ground and mezzanine floors. Loading access is via a full height roller shutter fronting the enclosed yard, with pedestrian access to the side.

Externally there is a secure gated yard and car parking for circa 15 vehicles (approx. 4,500 sq ft). We are advised that the property benefits from three phase electricity. In all, the property sits on a site of approximately 0.37 acres.



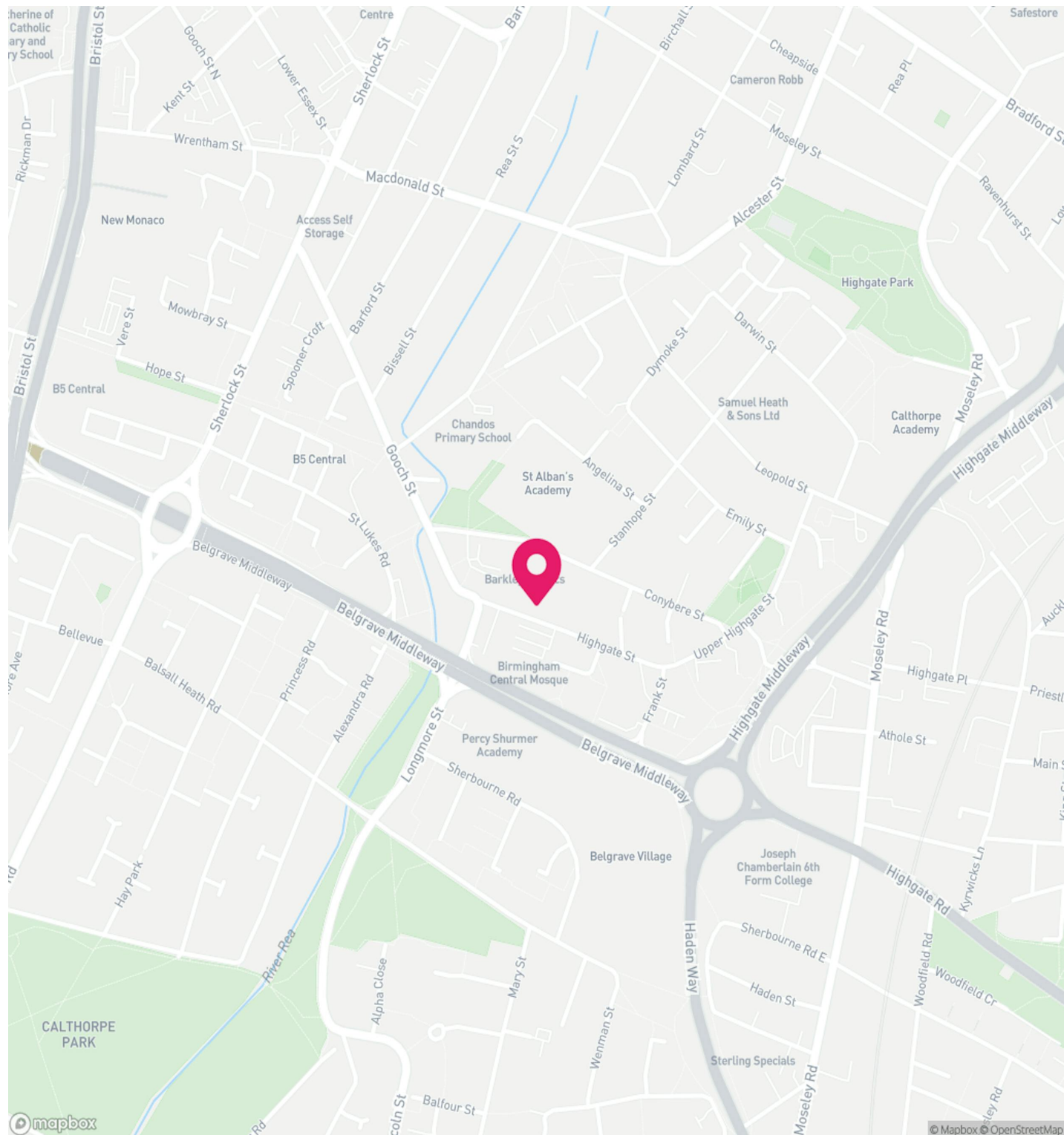
LOCATION

The property is situated on Conybere Street within the established Highgate district of Birmingham, approximately 1.3 miles south of Birmingham City Centre. Conybere Street connects Gooch Street with Upper Highgate Street and is situated immediately off Belgrave Middleway (A4540), forming part of Birmingham's Middle Ring Road.

The surrounding area comprises a mixture of established industrial and commercial premises, together with residential accommodation, and benefits from excellent accessibility to the wider Birmingham conurbation.

The property is conveniently positioned for access to the A4540 Middle Ring Road, which provides direct connections to the A38 Bristol Road, one of Birmingham's principal arterial routes, linking the city centre with Edgbaston, Selly Oak and the southern suburbs.

The nearby A38 also provides access to the A38(M) Aston Expressway and Junction 6 of the M6 motorway, whilst the wider regional motorway network, including the M5, M40 and M42, is readily accessible. Birmingham City Centre, Digbeth and the Southside district are all within close proximity, providing access to a comprehensive range of retail, leisure and public transport amenities, including Birmingham New Street and Moor Street railway stations.



BIRMINGHAM

The ideal place to work, where opportunity meets innovation!

Dynamic city centre: Immerse yourself in a vibrant hub boasting fabulous shops, diverse restaurants, and vibrant street entertainment. Explore stunning architecture and enjoy easy access to all amenities, fostering a productive and inspiring work environment.

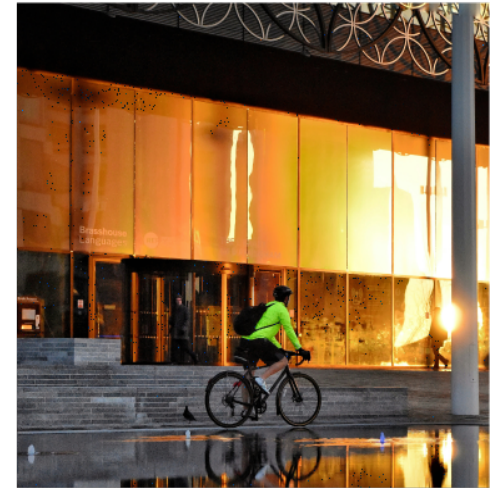
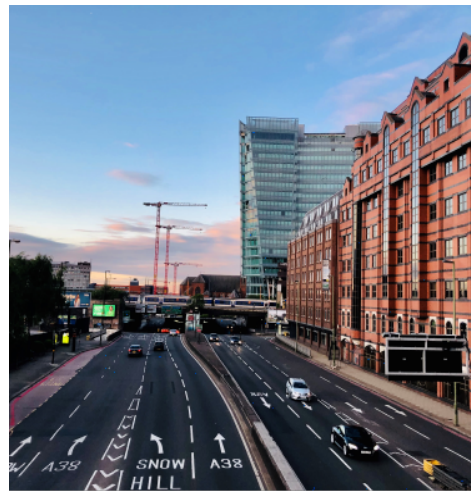
Effortless connectivity: Reach Birmingham Airport swiftly via the free Air-Rail Link, connecting directly to Birmingham International Railway Station. From there, frequent ten-minute trains to Birmingham New Street station provide seamless access to your workplace.

Central location, global reach: A strategic location offers quick train connections:

- Solihull: 8 mins
- Coventry: 20 mins
- London: 1 hr 15 mins
- Manchester: 1 hr 27 mins
- Cardiff: 1 hr 50 mins

Endless amenities: Indulge in diverse dining options, cultural richness, premier shopping, lively bars, exciting events, activities, and green spaces – all within Birmingham's city centre.

Join us in Birmingham: Experience a city where work-life balance thrives and opportunities abound. Birmingham awaits – where your professional journey begins!





PRICE

Offers in the region of £800,000 are sought for the freehold interest.

VAT

We have been advised that VAT is not applicable in this transaction.

BUSINESS RATES

All interested parties are advised to make their own enquiries to the local authority.

EPC

Current rating: B.

LEGAL COSTS

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

ANTI MONEY LAUNDERING

The successful applicant will be required to provide two forms of ID and proof/source of funds, to satisfy anti-money laundering protocols.

VIEWINGS

Viewings are strictly via the letting agent Siddall Jones.

CONTACT



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