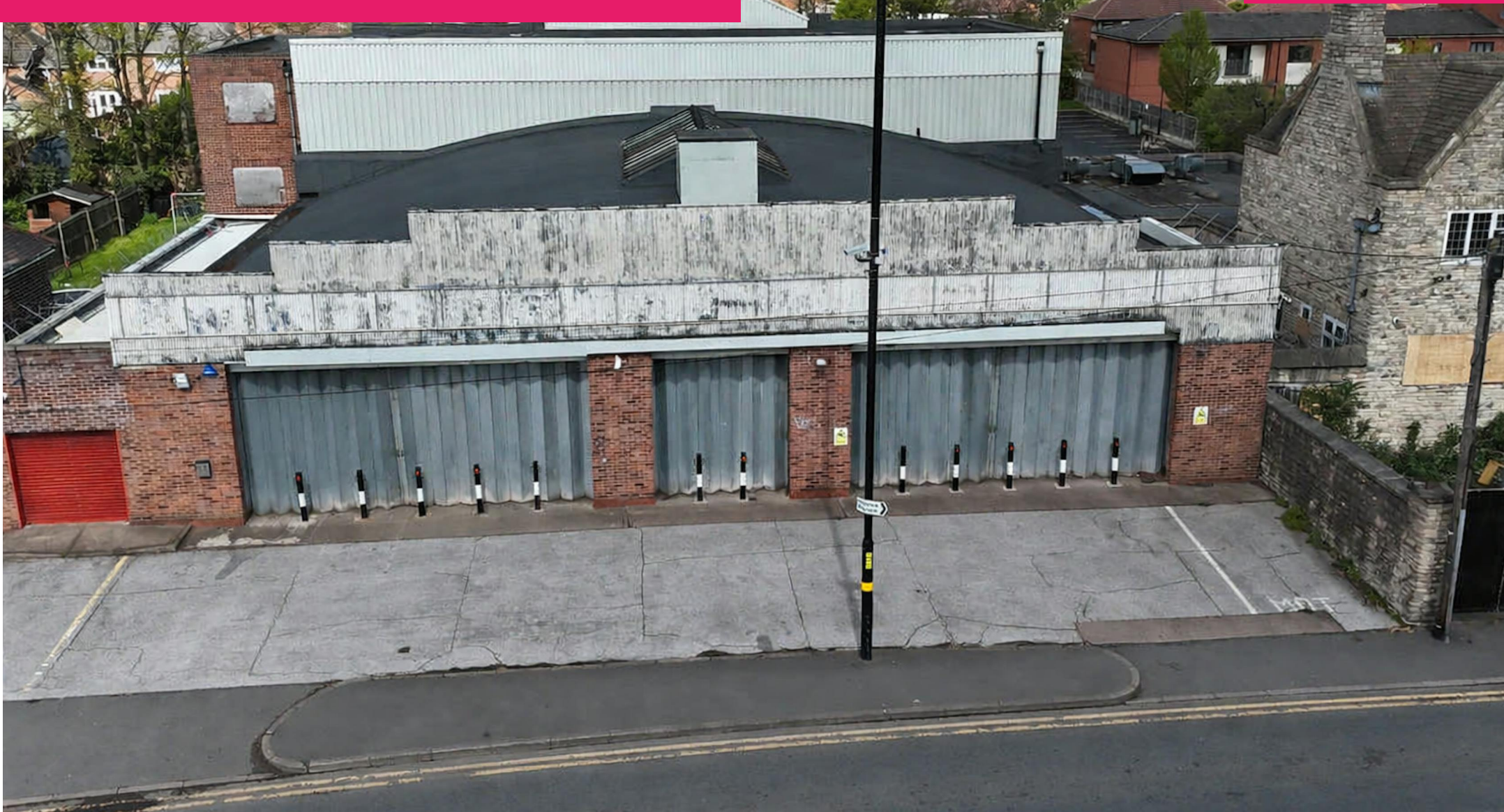


INDUSTRIAL, TRADE COUNTER | FOR SALE

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23 MARSH HILL, ERDINGTON, BIRMINGHAM, B23 7DS

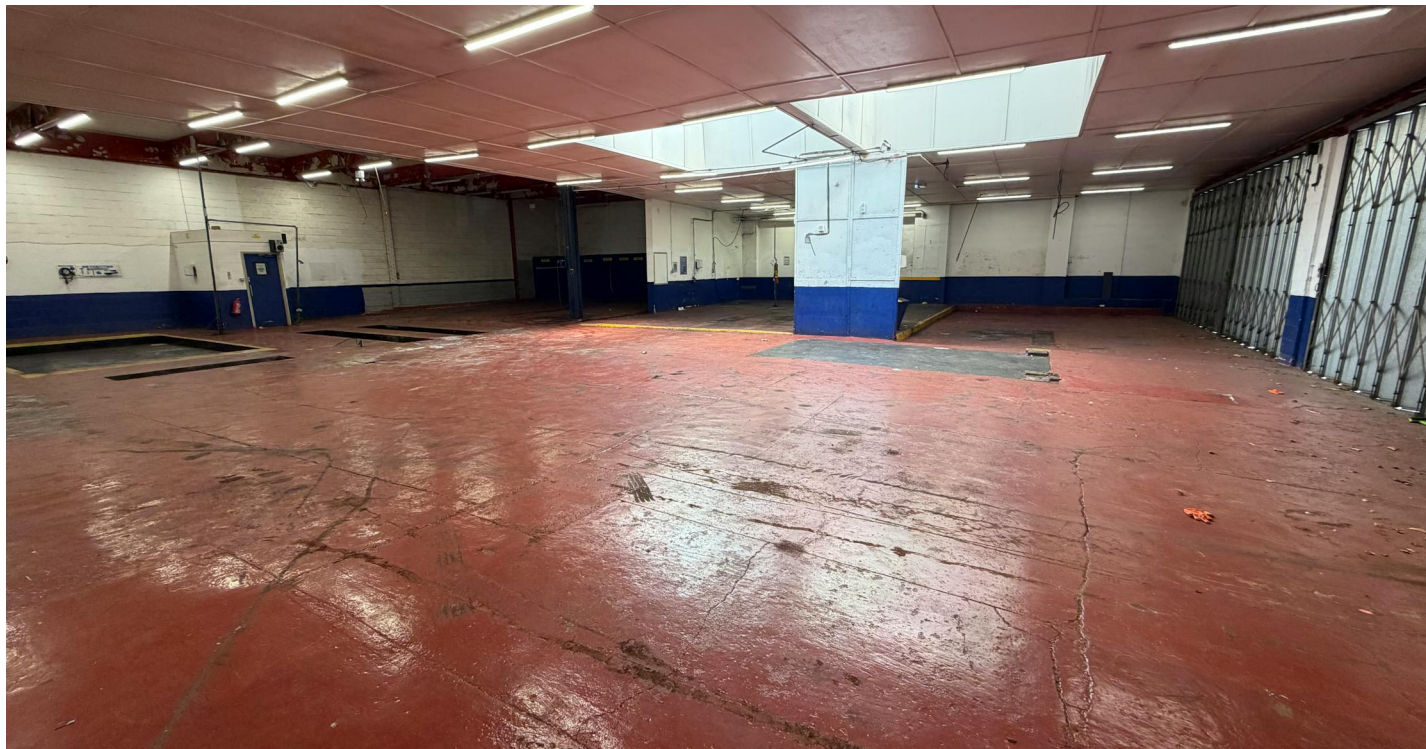
9,877 SQ FT (917.60 SQ M)

**SIDDALL JONES**  
COMMERCIAL PROPERTY CONSULTANCY

Former MOT station and car garage with excellent prominence to an arterial route

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- GIA 9,877 ft<sup>2</sup>
  - Offers in the region of £950,000
  - Former MOT and car repairs garage
  - Forecourt Parking
  - Excellent frontage and prominence
  - First floor stores which could suit for redevelopment STP
- 



## DESCRIPTION

The property comprises a former Kwik Fit premises prominently positioned along Marsh Hill, close to its intersection with Streetly Road, benefitting from excellent frontage and strong roadside visibility.

The accommodation is arranged to provide predominantly open span warehouse space, incorporating full width concertina loading doors, concrete flooring and a number of inspection pits suitable for vehicle maintenance or associated uses. Ancillary accommodation is provided to include a reception area together with WC and kitchen facilities.

An internal staircase provides access to first floor ancillary storage, which offers further open plan storage accommodation.

Forecourt parking is available along with nearby on street car parking.

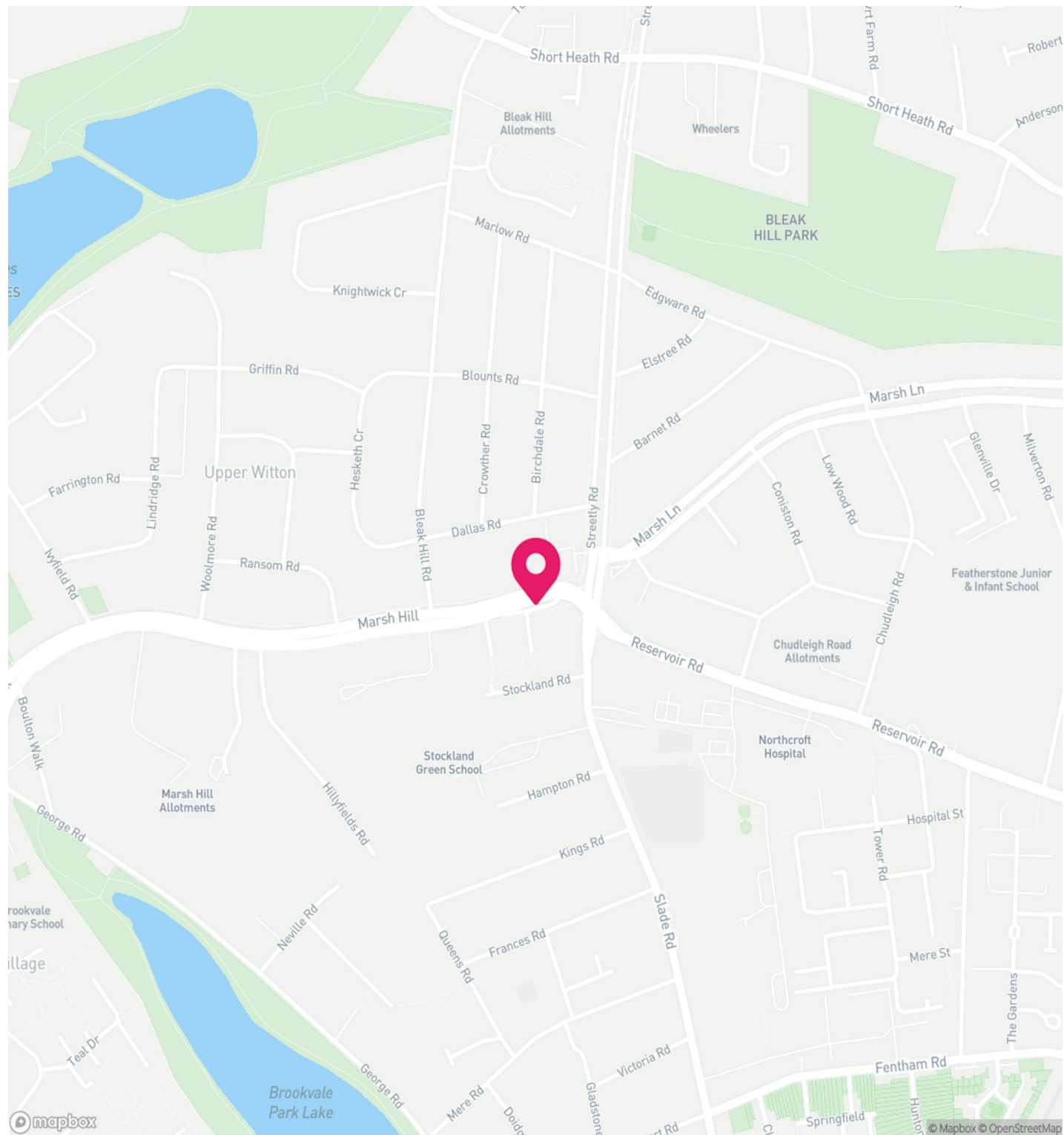


## LOCATION

The property is situated on Marsh Hill in Erdington, approximately 4 miles north-east of Birmingham City Centre. Marsh Hill forms part of a well-established commercial and residential area, providing direct access to the A38 (Tyburn Road) which in turn connects to Junction 6 of the M6 motorway (Spaghetti Junction), located approximately 1.5 miles to the south-west.

The surrounding area comprises a mix of local and national occupiers along with established residential neighbourhoods, providing a strong underlying catchment.

The property benefits from good public transport links, with regular bus services operating along Marsh Hill and the nearby A38, providing access into Birmingham City Centre and the wider conurbation. Erdington railway station is located approximately 1 mile to the east, offering direct services to Birmingham New Street and Lichfield.



## 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.

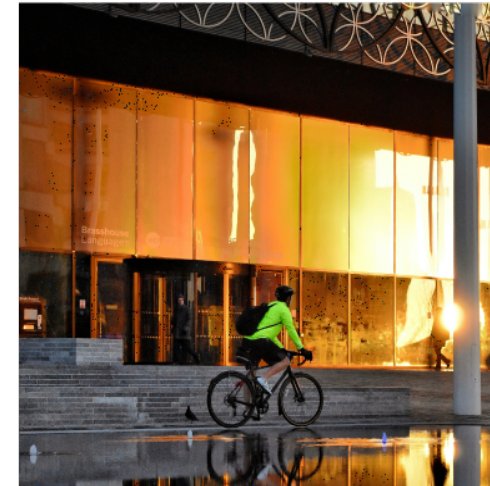
**Effortless connectivity:** Reach Birmingham Airport swiftly via the free Air-Rail Link, connecting directly to Birmingham International Railway Station. From there, frequent ten-minute trains to Birmingham New Street station provide seamless access to your workplace.

**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!



## ACCOMMODATION

NAME	SQ FT	SQ M	AVAILABILITY
Ground - Garage	7,023	652.46	Available
1st - Ancillary / Storage	2,854	265.15	Available
<b>Total</b>	<b>9,877</b>	<b>917.61</b>	

## SERVICES

We understand that the premises benefits from all mains services which are connected on, or adjacent to the subject premises.

The agent has not tested the suitability of the connections and recommends that interested parties carry out their own investigations.

## RATEABLE VALUE

£53,000

## VAT

Not applicable

## LEGAL FEES

Each party to bear their own costs

## PRICE

Offers in the region of £950,000

## EPC

D (78)

## 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



**Scott Rawlings**

0121 638 0500

scott@siddalljones.com

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