

WAREHOUSE | FOR SALE

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UNIT 4, LEA FORD ROAD, KITTS GREEN, BIRMINGHAM, B33 9TX

5,896 SQ FT (547.76 SQ M)

SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

Modern Warehouse Premises with Minimum 6m Eaves and a Secure Rear Yard

- GIA 5,896 ft²
 - Offers in the Region of £610,000
 - Modern Portal Frame Warehouse
 - Secure Forecourt Parking and Rear Loading Yard
 - EPC B
 - Modern First Floor Office Content
-



DESCRIPTION

The property comprises a modern industrial warehouse with integral two storey office accommodation.

The warehouse is of steel portal frame construction with brick and block elevations, with upper level cladding and surmounted by a pitched insulated metal cladded roof incorporating translucent roof lighted,

Internally, the warehouse benefits from a concrete floor, electric roller shutter access and generous working height, with a maximum height of approximately 7.8 metres at the apex, tapering to 6 metres.

The office accommodation is arranged over ground and first floor and is finished to a good standard, providing a functional and comfortable working environment.

The ground floor includes a reception area, boardroom, WC facilities, kitchen, and a store/server room. The first floor offers predominately open-plan office benefiting from air conditioning, floor boxes, LED lighting, carpeted flooring and good levels of natural light.

Externally the property benefits from forecourt car parking to the front and a rear service yard with gated access and secured by steel palisade fencing.

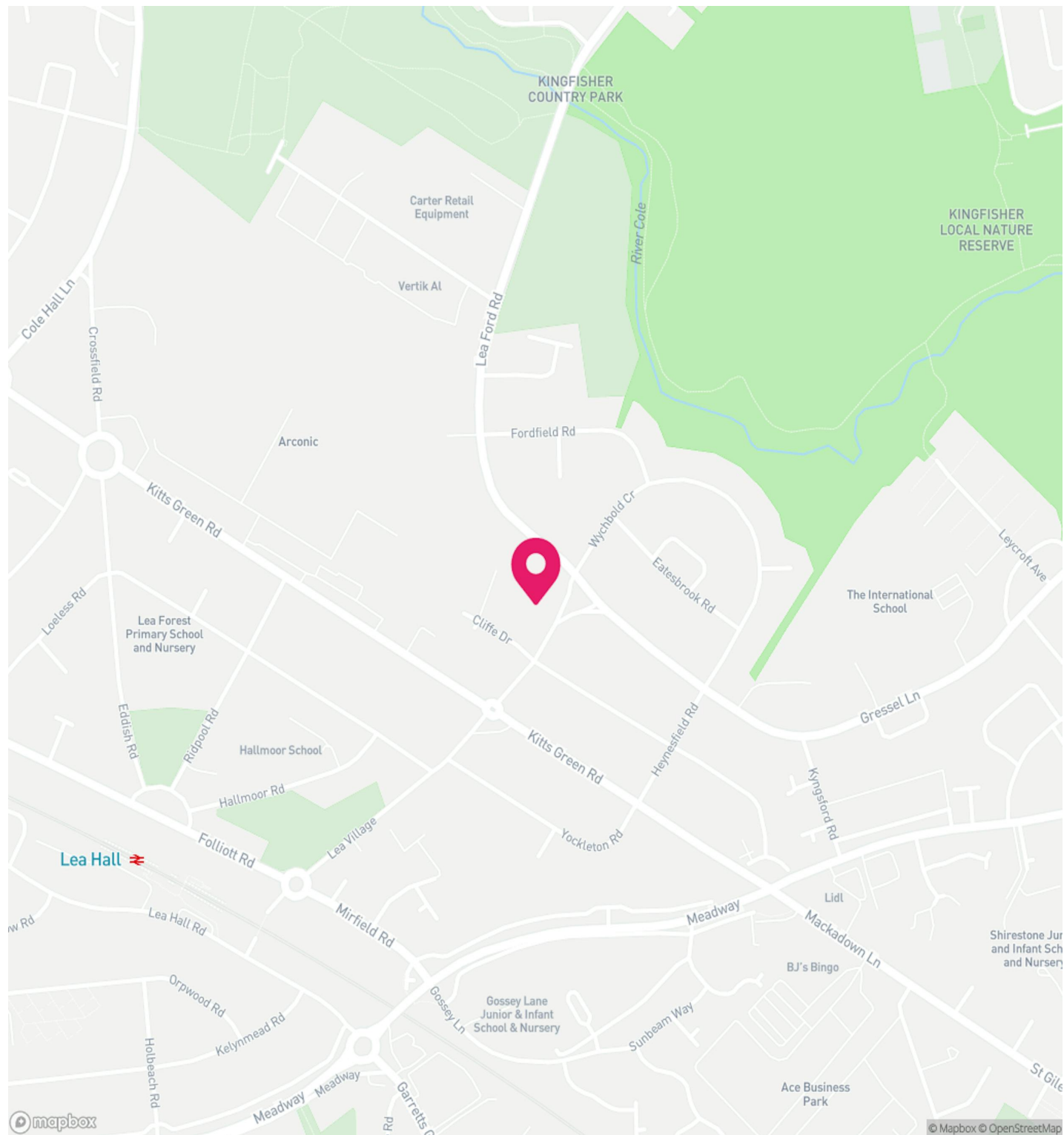


LOCATION

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Unit 4 is located on Lea Ford Road within the established industrial area of Kitts Green, approximately 5 miles east of Birmingham City Centre. The property sits within a well-recognised commercial and employment district, benefiting from proximity to a range of surrounding industrial estates and trade occupiers.

The area provides excellent connectivity, with convenient access to the A45 Coventry Road, which in turn links to the M6, M42 and the wider West Midlands motorway network. Lea Hall railway station is located nearby, providing regular services into Birmingham and surrounding areas, together with well-served local bus routes.





AVAILABILITY

Name	sq ft	sq m	Availability
Ground - Warehouse / Offices	4,189	389.17	Available
1st - Office	1,707	158.59	Available
Total	5,896	547.76	

SERVICES

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

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

TENURE

The property is held long leasehold from Birmingham City Council for a term of 125 years from 4 January 2007, at a peppercorn ground rent. The lease therefore has an unexpired term of approximately 99 years

RATEABLE VALUE

£39,000. Approximate figure as unit still to be separated for rating purposes

VAT

To be confirmed

LEGAL FEES

Each party to bear their own costs

PRICE

Offers in the region of £610,000

EPC

B (31)

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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