

INDUSTRIAL, TRADE COUNTER | TO LET

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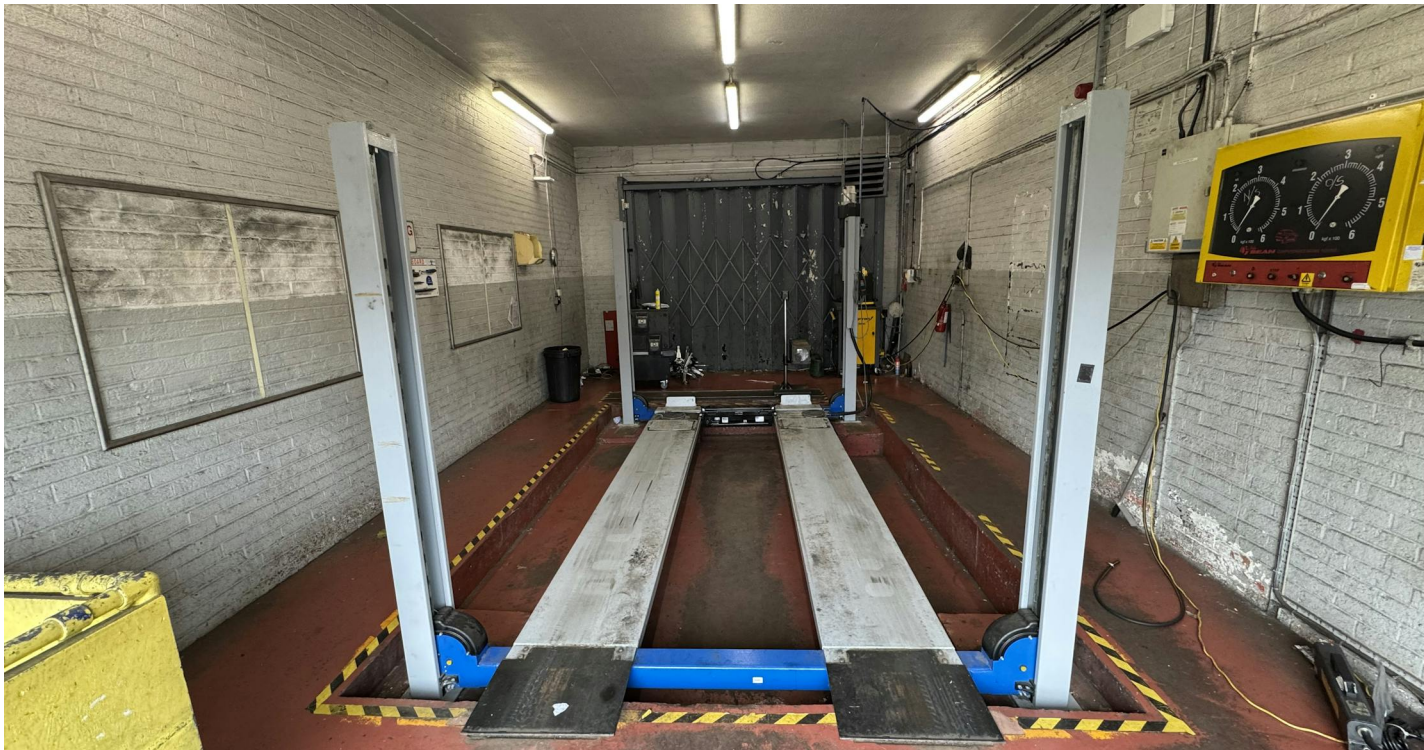
111 WESTLEY ROAD, ACOCKS GREEN, BIRMINGHAM, B27 7UW

3,357 SQ FT (311.88 SQ M)

SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

Roadside Former Tyre and MOT Bay

- GIA 3,357 ft²
- Available on a sub-lease expiring in 2033
- Rental upon application
- Site Area of 0.4 acres (approx)
- MOT Bay

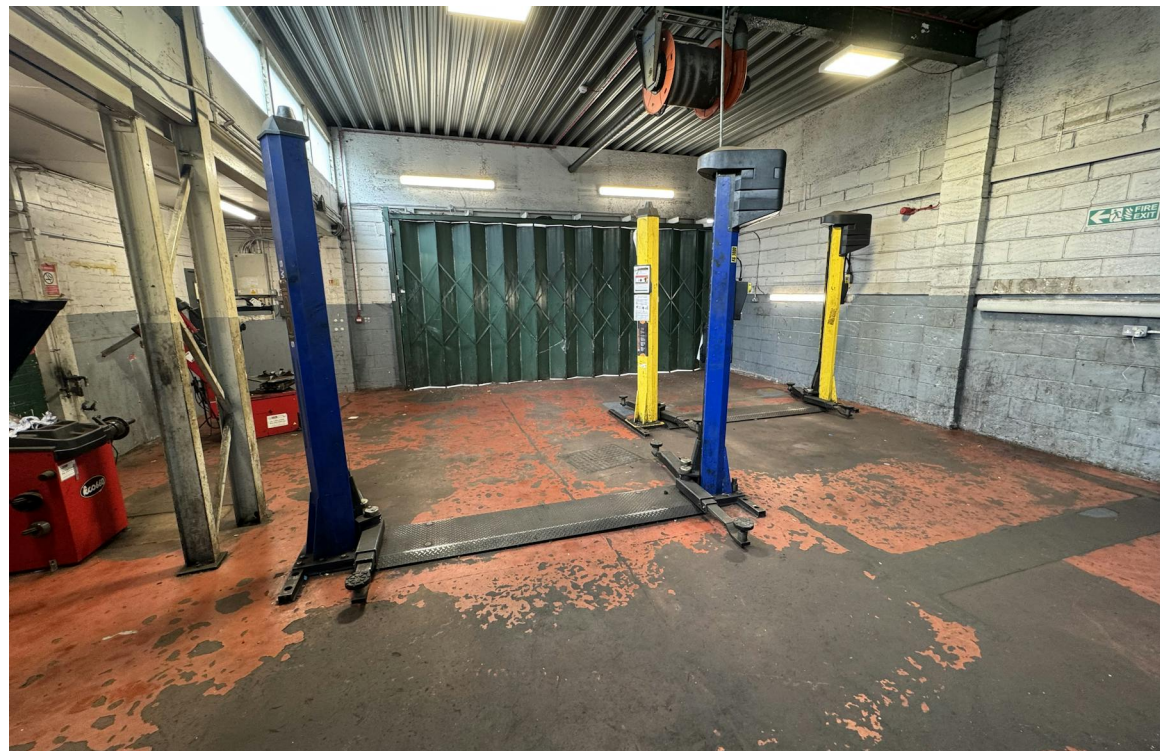


DESCRIPTION

The property comprises a single-storey warehouse building which provides three separate MOT/workshop bays of blockwork construction with flat roofs over. Additional ancillary storage is located to the rear of the building with WC and kitchen facilities also provided.

The building sits on a broadly rectangular and level site extending to approximately 0.4 acres. Externally, the premises benefit from a substantial forecourt providing customer and staff parking, with additional secure parking and servicing space to the rear.

The site occupies a prominent roadside position, offering excellent visibility and an enviable trading location within a well-established residential and commercial catchment.



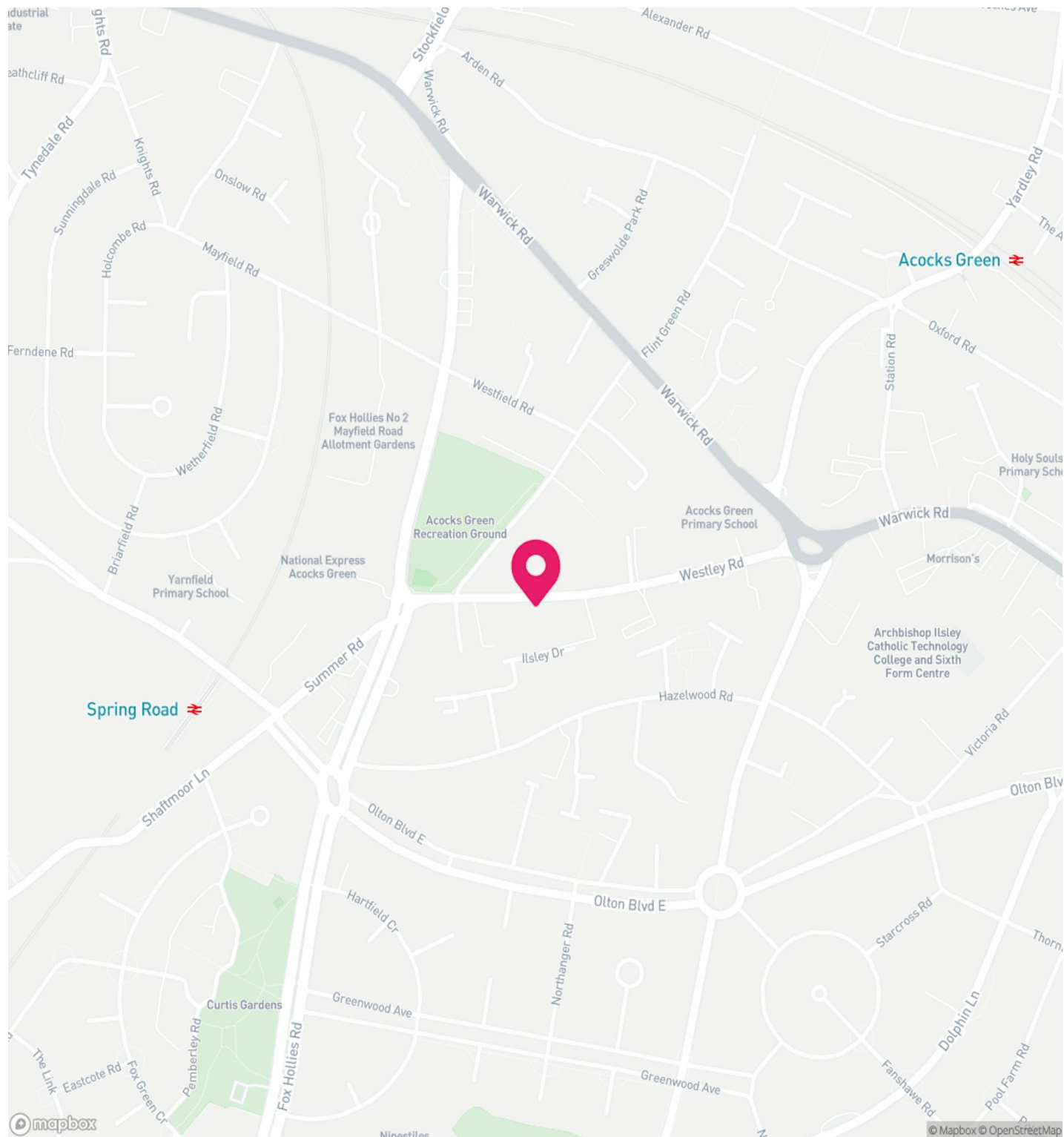
LOCATION

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The property is situated on Westley Road within Acocks Green area of Birmingham, approximately 4 miles south-east of Birmingham City Centre and 4.5 miles north-west of Solihull.

The location benefits from excellent transport connectivity, with access to key arterial routes including the A41, A45, and A4040, all of which provide convenient links to the wider Birmingham area. The M42 (Junction 5) and M6 (Junction 6) motorways are also within easy reach, offering access to the national motorway network.

Acocks Green railway station is located nearby, providing regular services to Birmingham Moor Street, Snow Hill, and Solihull, typically within a 10-minute journey.





SERVICES

We understand that the building benefits from all mains services.

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

RATEABLE VALUE

£35,750

VAT

To be confirmed

LEGAL FEES

Each party to bear their own costs

LEASE

Sublease

POSSESSION

The property is immediately available following the completion of legal formalities.

EPC

C (52)

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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