



## A VACANT FREEHOLD INDUSTRIAL PROPERTY OF APPROX. 9,785 SQ FT WITHIN AN ESTABLISHED INDUSTRIAL LOCATION

### DESCRIPTION

The property comprises a freehold terraced, single bay industrial/warehouse property of approximately 9,785 sq. ft., with ancillary office and welfare accommodation. The total site area is approximately 0.16 acre.

The property is accessed off Upper Balsall Heath Road via an electric roller shutter leading to a secure pedestrian access door.

The property is of steel frame construction with full height red brick elevations, surmounted by a shallow pitched asbestos insulated roof with translucent roof lighting. The minimum eaves height is approximately 4.4m. The property has a concrete floor throughout.

The industrial accommodation is substantially open plan to the rear, with self-contained tooling and storage accommodation to the front elevation. The tooling area immediately behind the roller shutter entrance is temporary and could be removed to provide direct loading access into the main industrial accommodation.

There is a mezzanine floor accessed via a wooden staircase within the main industrial accommodation providing office accommodation, storage, and kitchen facilities.

There is an open plan first floor office with WC, and additional office and storage accommodation to the second floor.

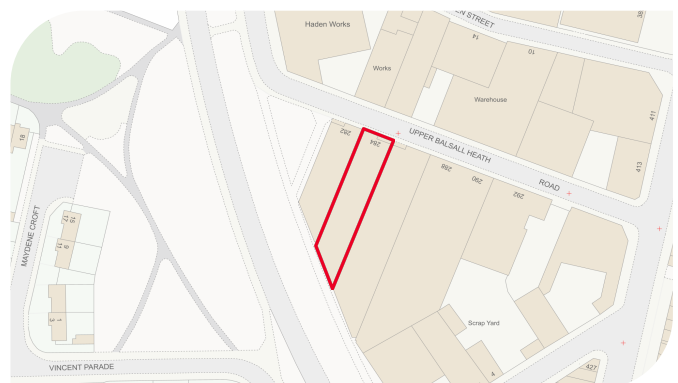
### LOCATION

The property is located within Balsall Heath approximately 3 miles south of Birmingham City Centre.

Junction 6 of the M6 is approximately 4.5 miles north of the property accessed via the A435 Alcester Road, A4540 Bordesley Middleway and A38(M) Aston Expressway and provides access to the regional and national motorway network.

The property is situated within an established industrial area of Birmingham. The immediate vicinity comprises predominantly industrial and high-street retail property. The property is located within an area earmarked for regeneration within the Balsall Heath Local Action Plan and Balsall Heath Neighbourhood Development Plan.

**ENERGY PERFORMANCE RATING** See legal pack.



### TENURE

Freehold – Vacant possession upon completion.

### SERVICES

Mains services are understood to be available in the vicinity of the site, but prospective buyers should make their own independent enquiries as to the suitability of services for their particular requirements.

### VIEWINGS

Strictly by appointment with the Auctioneers.

### REMOTE BIDDING AUCTION

This property is being offered via a remote bidding auction with bidding by proxy, telephone or internet only. You will need to pre-register for remote bidding, provide your identification and debit card details no later than 24 hours prior to the auction, please visit our website for further details.

### JOINT AGENT

