

Great Barr, Unit 2 Great Barr Business Park, Balitmore Road, B42 1DY

Industrial Unit – For Sale



Reduced Asking Price

- 4,910 sq ft (456.3 sq m)
- On site car parking for staff/visitors
- Roller shutter door access into warehouse/factory space



0121 643 9337

info@johnsonfellows.co.uk

www.johnsonfellows.co.uk

Great Barr, Unit 2 Great Barr Business Park, Balitmore Road, B42 1DY

Industrial Unit – For Sale



LOCATION

The property is located off Balitmore Road within Great Barr and is within close proximity to Hamstead Station and Old Walsall Road. The property is located to the south of Junction 7 of the M6 motorway and is equidistant between Junction 1 of the M5 and Junction 7 of the M6 with good road access to both these motorway junctions.

DESCRIPTION

The property is a single storey industrial/warehouse unit which benefits internally from an internal ground floor office space as well as first floor mezzanine offices.

ACCOMMODATION

Ground Floor Office & Workshop	416 sq m	4,478 sq ft
First Floor Office Area	40.3 sq m	434 sq ft
Total	456.3 sq m	4,910 sq ft

FREEHOLD

The property is available by way of a freehold sale of the property.

PRICE

£786,000. We believe that VAT is applicable to this sale.

RATES

The information supplied by the Valuation Office Agency is as follows: -

Rateable Value	£30,250
----------------	---------

Interested parties should verify this information with the local rating authority.

EPC

The current EPC is valid until 2035 and is a D rating with a score of 88.

VAT

All figures are exclusive of VAT which will be charged at the standard rate if applicable.

LEGAL COSTS

Each party will be responsible for their own legal costs.

VIEWING

All viewings by prior appointment through this office. Contact Caren Ryan on 0121 643 9337.

CONTACT

Mark Fitzpatrick

Email: mark.fitzpatrick@johnsonfellows.co.uk

Telephone: 07305 334 286



0121 643 9337

info@johnsonfellows.co.uk

www.johnsonfellows.co.uk

Great Barr, Unit 2 Great Barr Business Park, Balitmore Road, B42 1DY

Industrial Unit – For Sale



Misrepresentation ACT 1967 NOTICE - Johnson Fellows themselves and for the vendors or lessors of the property whose agents they are, give notice that 1. These particulars do not constitute any part of any offer or contract. 2. All statements contained in these particulars as to this property are made without responsibility on the part of Johnson Fellows, their joint agents or the vendors or lessors. 3. None of the statements contained in these particulars as to this property are to be relied on as statements or representation of fact. 4. Any intended purchaser or lessors must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 5. The vendors or lessors do not make or give and neither Johnson Fellows nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

0121 643 9337

info@johnsonfellows.co.uk

www.johnsonfellows.co.uk