

Great Barr, Unit 5 Great Barr Business Park, Balitmore Road, B42 1DY

Industrial Unit Investment – For Sale



Reduced Asking Price

- 1,558 sq ft (144.8 sq m)
- On site car parking for staff/visitors
- Roller shutter door access into warehouse/factory space
- Annual rent £13,920 per annum, 5 year lease from February 2024, tenant break clause 19th February 2028.



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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	144.8 sq m	1,558 sq ft
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FREEHOLD

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

CURRENT LEASE

The property is let to Bluecore Heatsinks Limited. Company registration number 06518513 by way of a 5 year full repairing and insuring lease from February 2024 at an annual rent of £13,920 per annum, the lease is subject to a tenant break clause at 19th February 2028.

PRICE

£280,500. We believe that VAT is applicable to this sale.

RATES

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

Rateable Value	£10,500
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Interested parties should verify this information with the local rating authority.

EPC

A new EPC report is being commissioned and will be available shortly.

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

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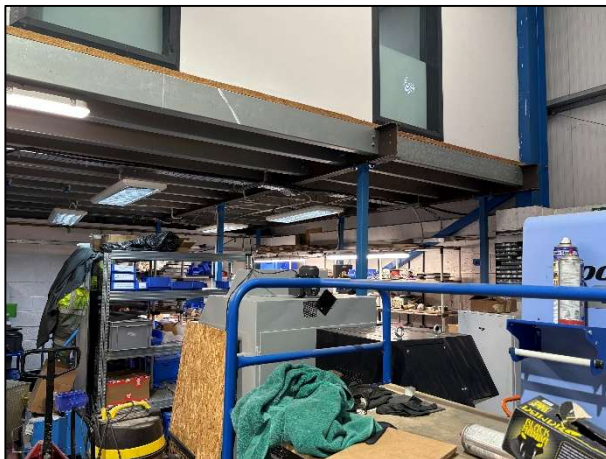
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