



FOR SALE/TO LET

MODERN INDUSTRIAL/WAREHOUSE PREMISES WITH
OFFICES

UNIT 300 CATESBY PARK
KINGS NORTON,
BIRMINGHAM, B38 8SE



12,147.5 sqft (1,128.5 sqm)
Approx. GIA

- RARE SOUTH BIRMINGHAM FREEHOLD AVAILABILITY
- TWO STOREY OFFICES, YARD & CAR PARKING
- EXCELLENT ROAD LINKS off A441 PERSHORE ROAD





LOCATION:

Unit 300 is located on the popular Catesby Park, located off Eckershall Road, Kings Norton, conveniently accessed from the main A441 Pershore Road.

The property is strategically located with Junction 2 M42 approximately 3 miles distant, linking to the National Motorway Network via the M5, M40, M6, M6 Toll. Birmingham International Railway Station, Birmingham Airport and the NEC are all approximately 10 miles distant. The property also benefits from excellent public transport links with Kings Norton Train Station nearby and bus routes to the Pershore Road.

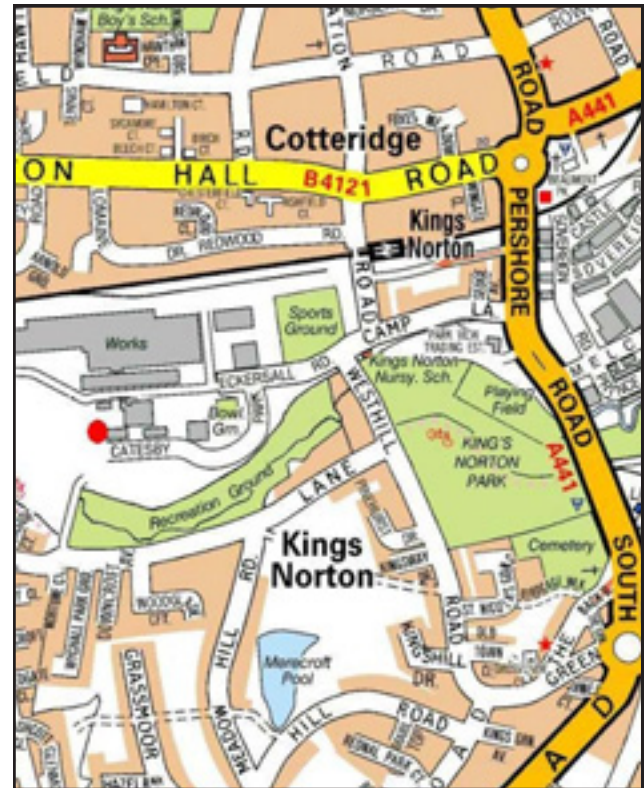
DESCRIPTION:

The premises comprise a modern industrial unit of steel portal frame construction with part blockwork, part profile clad elevations surmounted by a profile clad roof incorporating intermittent translucent roof lights, with integral two storey offices and demised yard and car parking.

The warehouse benefits from a concrete floor, 7.7m eaves height, 2 tonne craneage, two roller shutter doors and sodium lamp lighting.

The internal office block provides private/open plan offices at ground floor and first floor level with W/C accommodation. The offices are fitted to a good specification including carpeting and oil fired central heating. Additional first floor mezzanine areas have been constructed providing canteen, stores and works areas.

Externally, car parking is provided to the front elevation with yards to the front and side elevations.



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Not to Scale, For Identification Purposes Only. Boundaries Marked Are Approximate.

ACCOMMODATION:

	sqft	sqm
Warehouse	9,180.00	852.86
Two Storey Offices	1,487.35	138.18
Mezzanine Areas	1,480.15	137.50
TOTAL G I A (approx)	12,147.50	1,128.54

TENURE:

The premises are available either for sale or by way of a new full repairing and insuring lease upon terms to be agreed.

PRICE/ RENTAL:

Quoting Rental: £60,000 per annum exclusive (£4.94 per sqft) with incentives available subject to terms.

Quoting Price: Offers sought in the region of £650,000 exclusive.

RATES:

Rateable Value 2005: £57,000
We recommend all interested parties contact the relevant billing authority to confirm Rates Payable.

PLANNING:

We have been advised by Birmingham City Council that the premises are located within an area suitable for B1, B2 or B8 uses. Interested parties are advised to make their own enquiries to Birmingham City Council on 0121 303 9944.

SERVICES:

The agent has not tested any apparatus, equipment, fixture, fittings or services and so cannot verify they are in working order or fit for their purpose. The tenant is advised to obtain verification from their solicitor or surveyor.

LEGAL COSTS:

Each party to bear their own.

VAT:

All prices quoted are exclusive of VAT, which may be chargeable.

VIEWING:

Strictly via sole agents:

Harris Lamb
75-76 Francis Road
Edgbaston, Birmingham, B16 8SP
Tel: 0121 455 9455
Fax: 0121 455 6595

Contact: Neil D Slade
Charles D'Auncey

Ref: G3438
Date: February 2009
Subject To Contract