

# FOR SALE

WAREHOUSE/INDUSTRIAL UNIT



**494.34 m<sup>2</sup> (5,321 ft<sup>2</sup>)**

18 Dollman Street  
Nechells  
Birmingham B7 4SB

**LOCATION**

The property is situated on Dollman Street in Nechells, which is approximately 2.5 miles from Birmingham City Centre. The Heartlands Spine Road is approximately ? mile in distance from the subject property providing access to both Birmingham City Centre and Junctions 5 and 6 of the M6 motorway.

**DESCRIPTION**

The property comprises a single storey warehouse/industrial unit of steel frame construction with an eaves height of 4.05 metres (underside of haunch) with a pitched roof and translucent roof lights.

The property is externally clad with brick and profile metal cladding above. The warehouse is partially fitted with mezzanine flooring, fluorescent tube lighting, gas fired hot air blowers, lino tiled concrete floor and one ground level loading door to the front of the property.

The property has single storey brick built offices to the front. There is a shared access to the rear of the property for car parking with a palisade gate.

**ACCOMMODATION**

The property comprises the following gross internal floor area:-

Description	M2	Ft2
Warehouse	388.27	4,179
Offices	106.08	1,142
<b>Total Gross Internal Area</b>	<b>494.35 M2</b>	<b>5,321 Ft2</b>

**PRICE**

The property is available on a freehold basis at a quoting figure of £350,000.

**SERVICES**

We understand that all mains services are connected to the property. Interested parties are advised to check with the local service providers that these are adequate for their use.

**FIXTURES AND FITTINGS**

The agents have not tested any apparatus, equipment, fixtures, fittings or services and cannot verify that they are in working order for fit for their purpose. Interested parties are advised to obtain relevant professional or technical advice.

**RATES**

2005 adopted Rateable Value £21,250

**VAT**

All figures quoted are exclusive of VAT which may be applicable.

**LEGAL COST**

Each party will be responsible for their own legal cost incurred in this transaction.

**FURTHER INFORMATION/VIEWING**

For further details and viewing arrangements, please contact Melissa Wase-Rogers on 0121 200 8557 or Martin Shaw on 0121 200 8556. Alternatively, please contact via email [melissa.wase-rogers@kingsturge.com](mailto:melissa.wase-rogers@kingsturge.com) or [martin.shaw@kingsturge.com](mailto:martin.shaw@kingsturge.com).

Subject to Contract  
May 2008

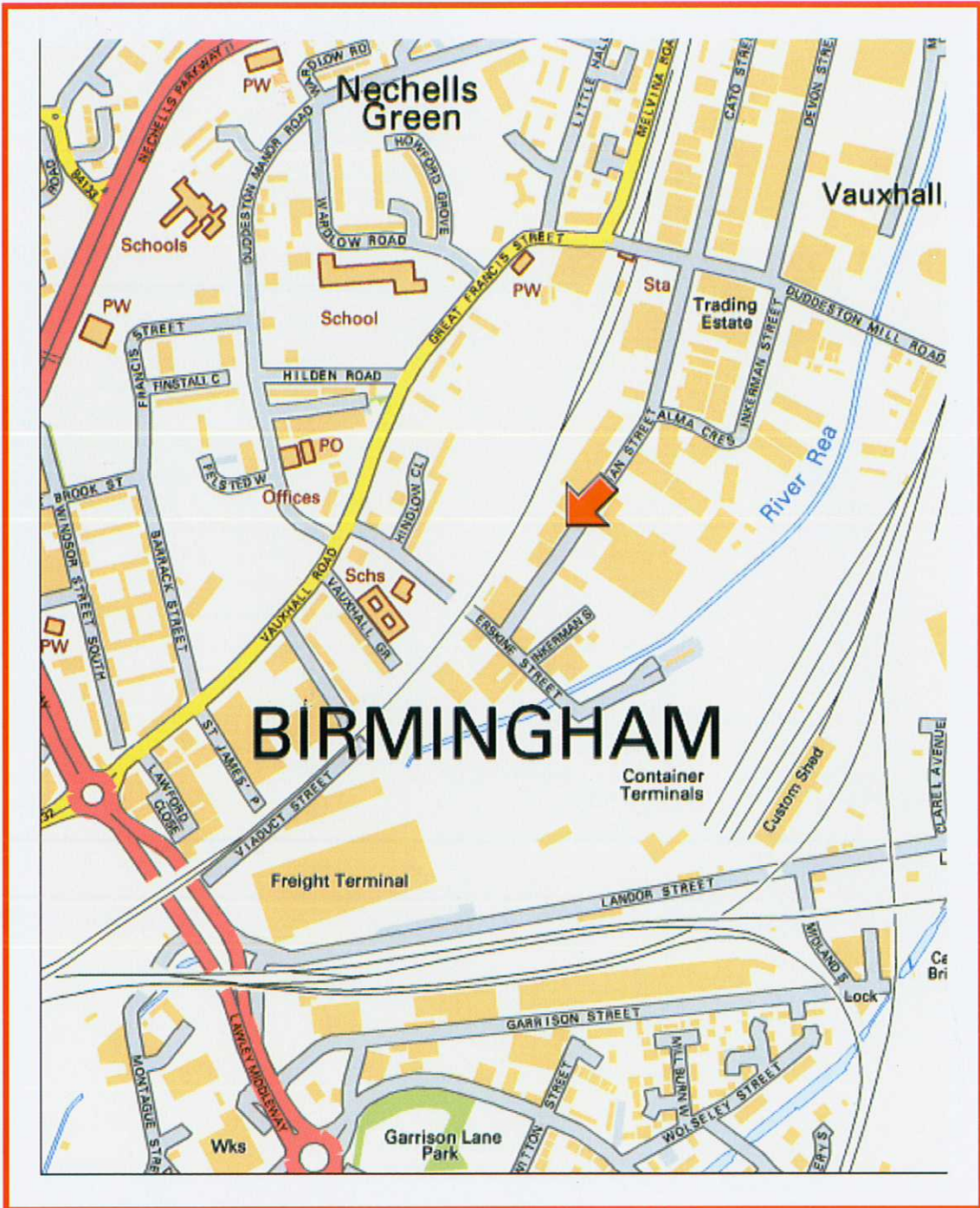
# 18 Dollman Street, Nechells, Birmingham, B7 4SB



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Address: **18 Dollman Street, Nechells,  
Birmingham, B7 4SB**

Scale: **1:50,000**  
Ref: **MWR**  
Date: **May 2008**



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