

FOR SALE

MODERN WAREHOUSE/INDUSTRIAL UNIT



704 m² (7,578 ft²)

**29 Inkerman Street
Nechells
Birmingham B7 4SB**

LOCATION

The property is situated on Inkerman Street, which is approximately 2.5 miles from Birmingham City Centre. The Heartlands Spine Road is approximately 1 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 modern, detached, single storey warehouse/industrial unit of steel frame construction with an eaves height of 4.51 metres (underside of haunch) and pitched roofs.

The property is externally clad with brick with profile metal cladding above and internal blockwork, concrete floor.

The integral two storey offices have solid flooring with carpet tiles, mixture of spotlights, fluorescent tube lighting and wall mounted radiators.

The site is secured with palisade fencing with the yard and car parking to the front of the unit. The site benefits from being fully alarmed.

ACCOMMODATION

The property comprises the following approximate floor areas:-

Description	M2	Ft2
Ground floor warehouse/ office space	644.24	6,935
First Floor offices	59.76	643
Total Gross Internal Area	704 M2	7,578 Ft2

TERMS

The property is owned by way of a long leasehold interest which expires on the 13th June 2088 at a nominal peppercorn rent.

PRICE

£600,000 for the long leasehold interest.

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 of £31,750.

VAT

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

LEGAL COST

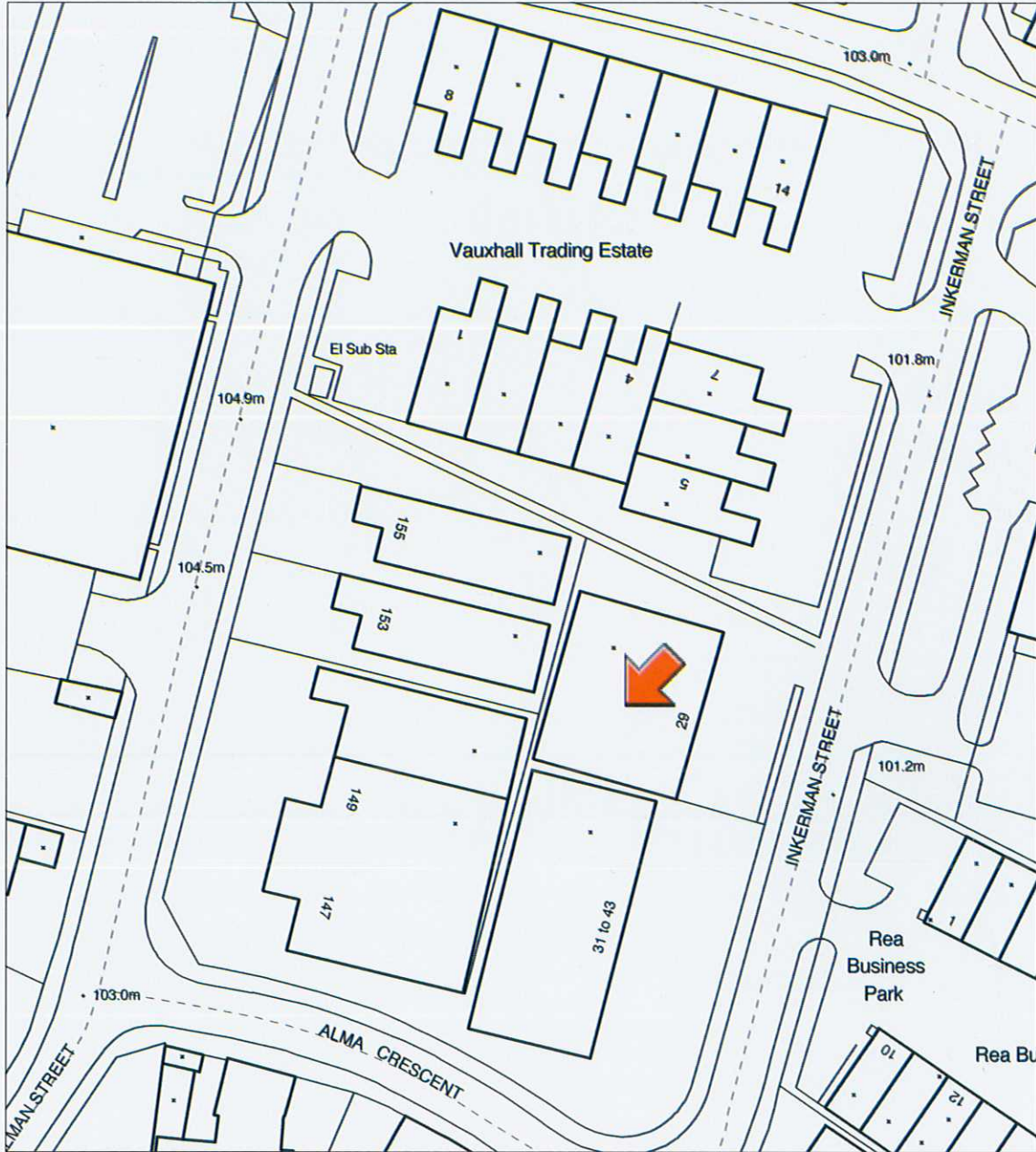
Each party will be responsible for their own legal cost incurred in this transaction.

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 or martin.shaw@kingsturge.com.

Subject to Contract
May 2008

29 Inkerman, Nechells, Birmingham, B7 4SB



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Address: **29 Inkerman Street, Nechells,
Birmingham, B7 4SB**

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



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