

For Sale

Unit 5, Phoenix Industrial Park, Avenue Close, Aston
Birmingham B7 4NU

468.27 m² (5,040ft²)

- 1.5 miles from Junction 6 M6
- 5.97 height to haunch
- 15 car parking spaces



Location

The property is situated on Avenue Close, which is a development of small industrial warehouse units situated approximately one and a half miles north east of Birmingham city centre. Dartmouth Circus lies approximately a quarter of a mile to the west of the subject property and links to the A38(M) Aston Expressway, linking directly to Junction 6 of the M6.

Description

The subject property is an end terrace unit in a block of three units. The property is of a steel portal frame construction and is a mixture of brick and glazed elevations fronting onto Avenue Close and part brick/part profile steel elevations to the flank and rear elevations.

Internally, the building benefits from office accommodation at ground floor level, which is fitted out with suspended ceilings, integral lighting, carpeting, perimeter trunking and heating.

The warehouse element of the property benefits from a height to haunch of approximately 5.97 metres and is accessed via an electrically operated roller shutter door to a height of approximately 4.6 metres.

The unit includes 15 car parking spaces.

Accommodation

The property comprises the following gross internal floor area:-

Description	M ²	Ft ²
Warehouse	396.291	4,265
Ground Floor offices	71.98	775
TOTAL	468.27	5,040

Tenure

Freehold

Price

£355,000

Services

We understand that the unit benefits from electricity, water and gas.

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

2010 adopted Rateable Value approx. £23,500*

*Please note the rating assessment is an estimate and we would advise interested parties to make their own enquires.

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:

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Subject to Contract

Unit 5 Phoenix Industrial Park, Avenue Close, Aston, Birmingham, B7 4NU

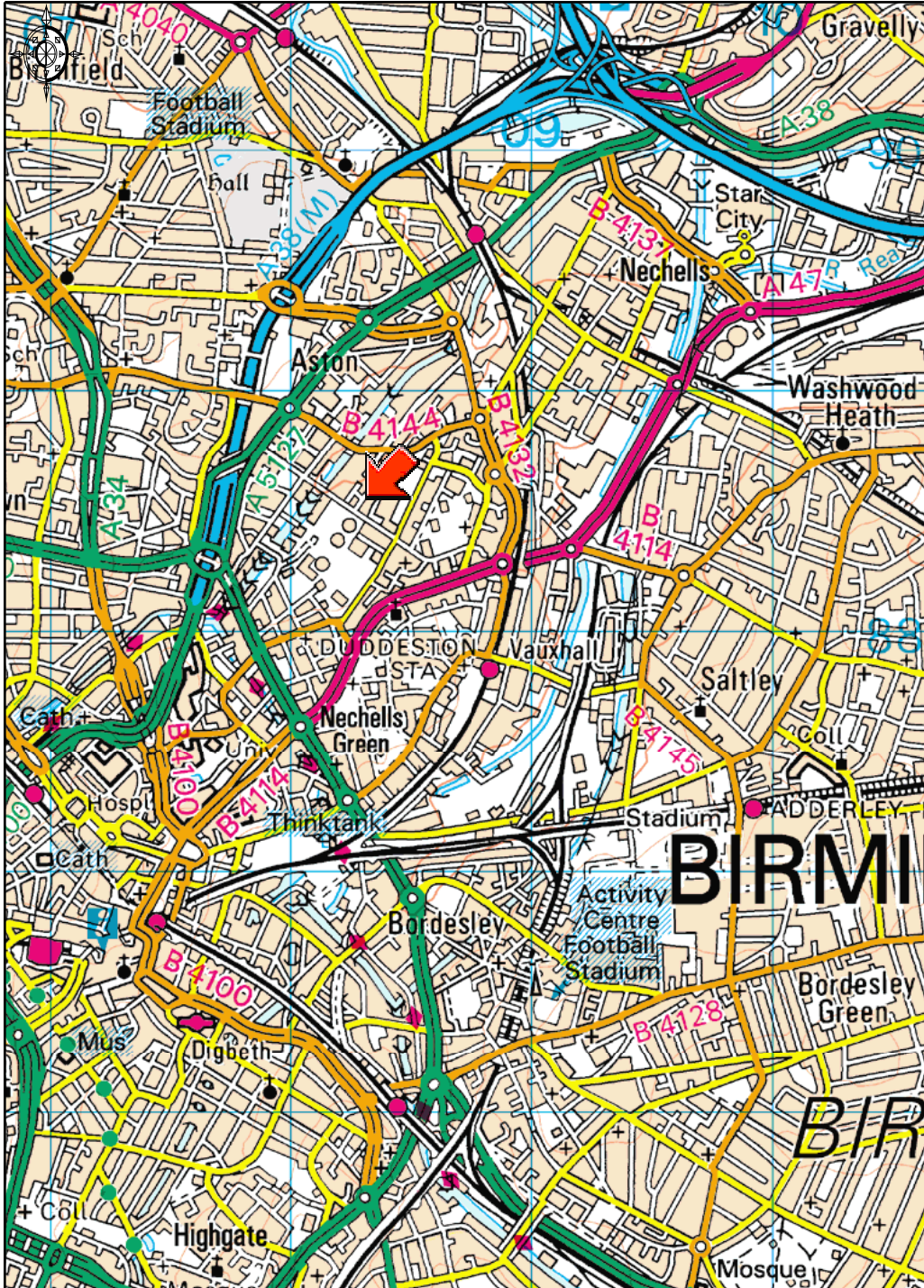


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