

2 Lightning Way

Birmingham, B31 3PJ

SHEPHERD
COMMERCIAL



FOR SALE

12,000 SQ FT
(1,114.84 SQ M)

£505,000

A 12,000sqft light industrial unit, with first floor offices and income producing aerial tower.

- £10,000 per annum income from T-Mobile
- 12,000sqft
- 10 parking spaces
- Two bay workshop
- Laboratory accommodation
- Prominent industrial estate

01564 778890
www.shepcom.com

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Summary

Available Size	12,000 sq ft / 1,114.84 sq m
Price	£505,000
Service Charge	N/A
EPC	EPC exempt - EPC has been commissioned, will be available in less than 28 days

Description

The property provides a mixed-use commercial unit comprising ground floor industrial accommodation with ancillary ground and first floor offices. The industrial space is of traditional construction with open-plan layout, suitable for light manufacturing, storage or workshop use, and benefits from LED lighting. The office accommodation is arranged over ground and first floor levels and is generally fitted out to a basic specification, including central heating, LED lighting, suspended ceilings and perimeter trunking. The internal condition is mixed, with certain areas appearing lightly refurbished and in reasonable order, while other sections are currently disused and would benefit from further upgrading or reconfiguration to meet modern occupational requirements.

Location

Unit 2, Lightning Way is situated within an established industrial and commercial area in south Birmingham, approximately 6 miles south-west of Birmingham City Centre. The property lies within the B31 postcode, close to Longbridge and Rubery, areas which have benefited from ongoing commercial regeneration and remain popular with trade, industrial and office occupiers.

The location benefits from good road connectivity, with the A38 Bristol Road providing direct access northwards into Birmingham City Centre and southwards towards Bromsgrove. Junction 2 of the M42 motorway is located approximately 4 miles to the south-east, providing access to the wider regional motorway network, including the M40, M5 and M6. Junction 4 of the M5 motorway is also within approximately 5 miles, offering convenient north-south connectivity. Public transport links are readily available, with Longbridge railway station located approximately 1.5 miles to the east, providing regular services to Birmingham New Street and onward national connections. Local bus routes operate along the A38 and surrounding roads, serving Birmingham, Bromsgrove and neighbouring districts.

Viewings

Strictly by appointment with Shepherd Commercial

Terms

The property is to be sold by way of private treaty with the existing lease to T-Mobile UK Ltd in place providing £10,000 per annum in rental income. The industrial apportionment will be sold with the existing lease of £36,000 per annum in place until April 2030.



Kaine Arkinson

01564 778 890 | 07487 521802
kaine@shepcom.com



Charlie Boswell

01564 778 890 | 07913 142038
charlie@shepcom.com

