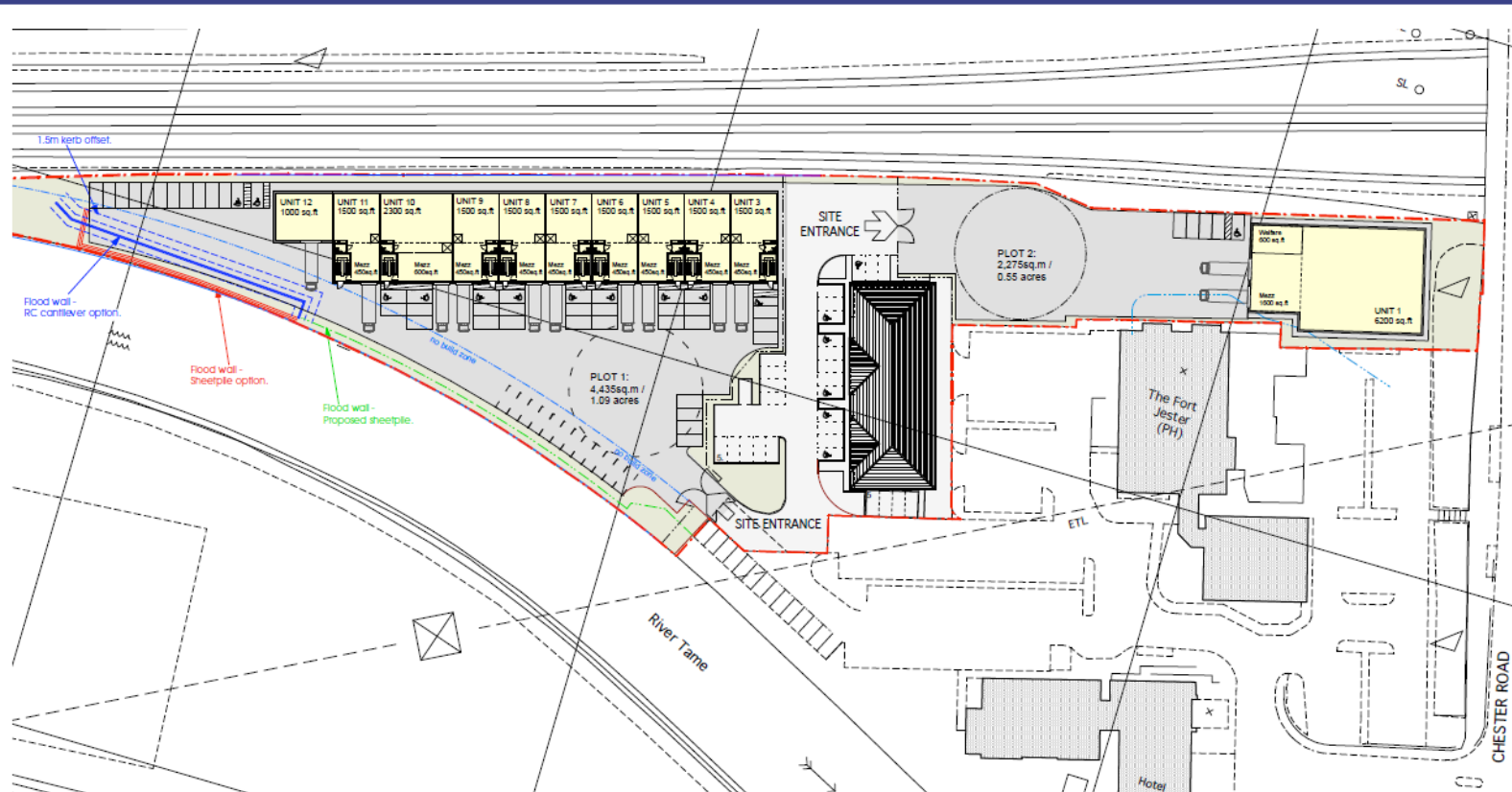


**For Sale**

**Site/New warehouse buildings**

**Castle Bromwich Trade Park,  
Chester Road,  
Birmingham,  
B35 7AF**



**Approximately 1,500 -21,500 sq ft**

- Virtual freeholds
- Disposal of new build properties
- Secured site
- Potential site purchase
- Great access to Junction 5 M6

## Location

The property is located on the Chester Road (A452) in Castle Bromwich, being a short distance from Junction 5 of the M6. The Chester Road connects directly to the M6 which allows you to go southbound. Junction 5 is northbound only on the M6.

The Chester Road connects you to Erdington and Birmingham City Centre via the A47.

Occupiers nearby include Holiday Inn Express, B&Q, Jaguar Land Rover, Royal Mail, Flowglass and R&A Automation.

## Description

The property is formed of 2 separate sites whereby we are proposing to develop new build properties as per the attached layout. However, we will give consideration to the sale of either or both of these plots.

## Accommodation

	Size (sq ft)	Mezzanine (sq ft)	Comment
<b>Scheme 1 – Multiple unit scheme</b>			
Unit 1	6,200	1,600	Self-contained with secure yard
Unit 3	1,500	450	Can be combined with Unit 4
Unit 4	1,500	450	Can be combined with Unit 3
Unit 5	1,500	450	
Unit 6	1,500	450	
Unit 7	1,500	450	
Unit 8	1,500	450	
Unit 9	1,500	450	
Unit 10	2,300	600	
Unit 11	1,500	450	Can be combined with Unit 12
Unit 12	1,000	n/a	Can be combined with Unit 11
<b>Total GIA</b>	<b>21,500</b>		
<b>Scheme 2 – Two large unit scheme</b>			
Unit 1	6,200	1,600	Self-contained with secure yard
Unit 2	15,000	1,500	Self-contained with secure yard.

## EPC

There are no EPC at this point

## Tenure

The units are available by way of a freehold disposal. Should you wish to procure a building, then this will be disposed on a virtual freehold basis (999-year ground lease).

## Price

	Price
<b>Scheme 1</b>	
Unit 1	£1,560,000
Unit 3	£292,500
Unit 4	£292,500
Unit 5	£292,500
Unit 6	£292,500
Unit 7	£292,500
Unit 8	£292,500
Unit 9	£292,500
Unit 10	£435,000
Unit 11	£292,500
Unit 12	£200,000
<b>Scheme 2</b>	
Unit 1	£1,560,000
Unit 2	£2,475,000

## Business rates

The site has not yet been assessed for rates.

## Legal Costs

Each party to bear their own legal costs incurred in the transaction.

## Viewings

Strictly by appointment with the joint agents.

## Kenny Allan

Email: [kallan@kwboffice.com](mailto:kallan@kwboffice.com)

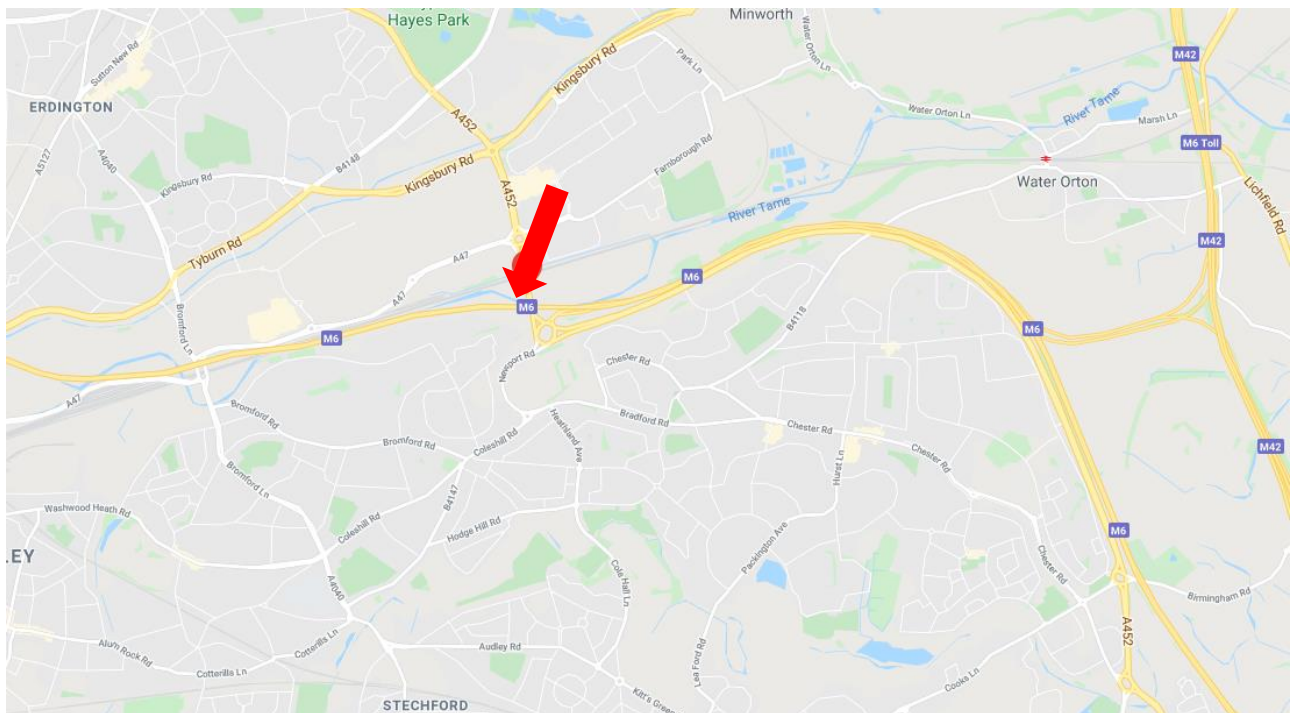
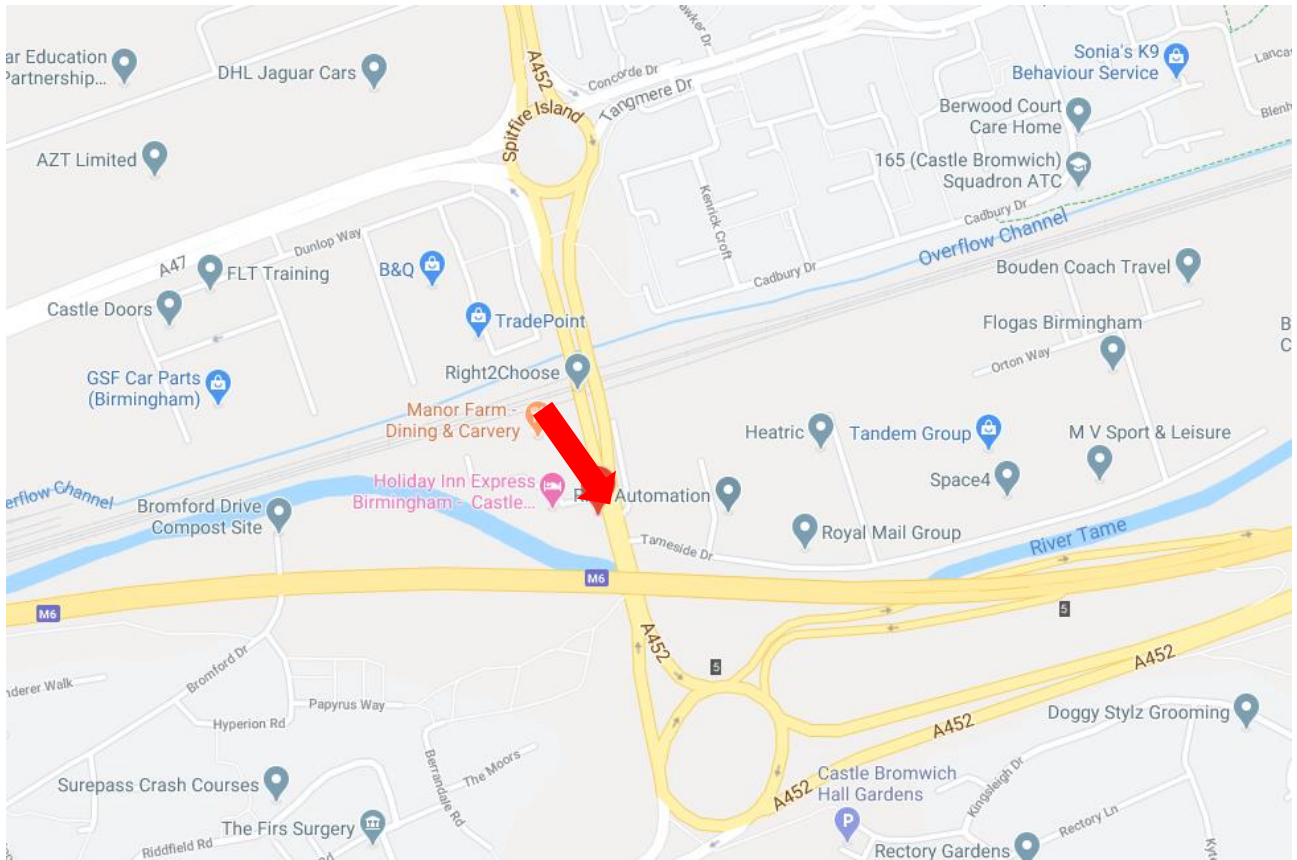
Tel: 0121 233 2330

## Kayleigh Holsey

Email: [Kayleigh.holsey@bnpparibas.com](mailto:Kayleigh.holsey@bnpparibas.com)

Tel: 0121 237 1244





**Misrepresentations Act**

The Misrepresentations Act 1967 and Property Misdescriptions Act 1991 – Conditions under which particulars are issued KWBB (and their joint agents where applicable) for themselves and for the vendors or lessors of this property for whom they act, give noticed that:

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- ii. KWBB cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy
- iii. No employee of KWBB (and their joint agents where applicable) has authority to give any warranty to enter into any contract whatsoever in relation to the property
- iv. Rents, prices, premiums and services charges quoted in these particulars may be subject to VAT in addition
- v. Subject to contract