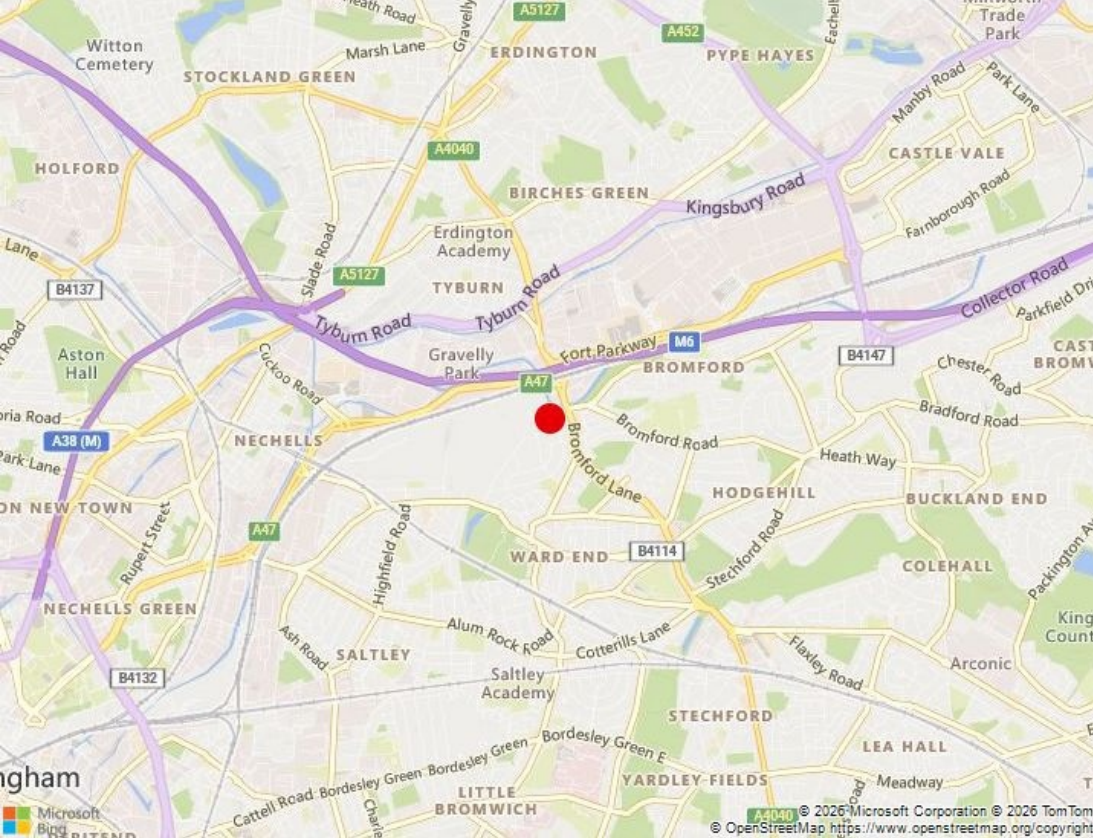


# WAREHOUSE/WORKSHOP PREMISES - FOR SALE/TO LET

186 Drews Lane, Ward End, Birmingham, West Midlands, B8 2SL

8,480 SqFt (787.79 SqM) plus Mezzanine (189.61 SqM) / 2,041 SqFt | £649,000 Guide Price / £54,950 per annum exclusive





## KEY FEATURES

- Secure and gated yard to the front elevation
- Minimum working eaves height 3.35m rising to 4.7m at the ridge
- Ancillary accommodation providing offices, stores and welfare facilities
- Roller Shutter access door to the front elevation
- Well positioned for easy access of the M6 Motorway and Birmingham City Centre
- Building to be cleared

## LOCATION

The subject property is situated within a private estate consisting of 3 self contained warehouse buildings accessed from a shared drive off Dreads Lane in the Ward End district of Birmingham, the City Centre positioned approximately 3.5 miles to the south west . Dreads Lane has nearby access from Bromford Lane (A4040) which in turn has nearby access with the A47 Heartlands/Fort Park Way and A38 Tyburn Road. The M6 Motorway is nearby with access to the east at Junction 5 southbound and alternatively to the west with Junction 6 (Spaghetti Junction). The property is therefore excellently placed for access to the Midland Motorway networks.

## DESCRIPTION

The subject property comprises a detached warehouse/workshop building incorporating office and ancillary facilities. The premises benefit from a secure and gated yard to the front elevation and have the use of a roller shutter access door to the front elevation. Internally there is a large mezzanine (2,041 sq ft) which provides additional stores.



| Area             | SqFt  | SqM    |
|------------------|-------|--------|
| WAREHOUSE        | 7,632 | 709.01 |
| OFFICE/ANCILLARY | 848   | 78.78  |

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**BURLEY BROWNE**  
CHARTERED SURVEYORS  
0121 321 3441



## TERMS

The property is available on the basis of a freehold sale with full vacant possession.

The premises are also available on the basis of a new Full Repairing and Insuring lease, the terms for which are to be agreed by negotiation.

## ASKING PRICE / RENT

£649,000 Guide Price / £54,950 per annum exclusive

## EPC

Energy Performance Asset Band Rating C - 53.

## BUSINESS RATES

Interested parties are advised to make their own enquiries with the Local Authority (Birmingham) for verification purposes.

## MONEY LAUNDERING

In accordance with Anti Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful applicant. For a company, any person owning more than 25% must provide the same.

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction.

## VAT

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

## VIEWING

Strictly by prior appointment, please contact:



Ben Nicholson MRICS

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Mob: 07889 407650

E: [ben.nicholson@burleybrowne.co.uk](mailto:ben.nicholson@burleybrowne.co.uk)

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