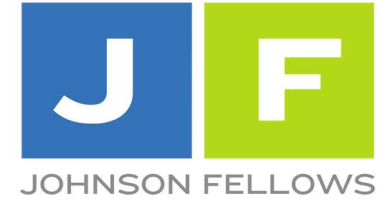


Great Barr, Unit 2 Great Barr Business Park, Balitmore Road, B42 1DY

Industrial Unit – For Sale



- 4,910 sq ft (456.3 sq m)
- On site car parking for staff/visitors
- Roller shutter door access into warehouse/factory space



0121 643 9337

info@johnsonfellows.co.uk

www.johnsonfellows.co.uk

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Industrial Unit – For Sale



LOCATION

The property is located off Balitmore Road within Great Barr and is within close proximity to Hamstead Station and Old Walsall Road. The property is located to the south of Junction 7 of the M6 motorway and is equidistant between Junction 1 of the M5 and Junction 7 of the M6 with good road access to both these motorway junctions.

DESCRIPTION

The property is a single storey industrial/warehouse unit which benefits internally from an internal ground floor office space as well as first floor mezzanine offices.

ACCOMMODATION

Ground Floor Office & Workshop	416 sq m	4,478 sq ft
First Floor Office Area	40.3 sq m	434 sq ft
Total	456.3 sq m	4,910 sq ft

FREEHOLD

The property is available by way of a freehold sale of the property.

PRICE

£982,000. We believe that VAT is applicable to this sale.

RATES

The information supplied by the Valuation Office Agency is as follows: -

Rateable Value	£30,250
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Interested parties should verify this information with the local rating authority.

EPC

The current EPC is valid until 2035 and is a D rating with a score of 88.

VAT

All figures are exclusive of VAT which will be charged at the standard rate if applicable.

LEGAL COSTS

Each party will be responsible for their own legal costs.

VIEWING

All viewings by prior appointment through this office. Contact Caren Ryan on 0121 643 9337.

CONTACT

Mark Fitzpatrick
Email: mark.fitzpatrick@johnsonfellows.co.uk
Telephone: 07305 334 286



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Industrial Unit – For Sale



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