

TO LET/FOR SALE

**ONE WORLD HOUSE, BELL HEATH WAY
BIRMINGHAM, B32 3BZ**



DETACHED INDUSTRIAL/WAREHOUSE PREMISES WITH YARD AND PARKING

88,635 sq ft (8,234.47 sq m) (Approx. Total Gross Internal Area)

2.99 acre site (1.21 hec) approx.

- Rare south birmingham 'for sale' opportunity
- 8 Dock doors / ground level door and 8.8m eaves (approx)
- Inclusive of mezzanine floors of 30,000sqft (approx)

LOCATION

The property is located in Bartly Green Circa 6 miles southwest of Birmingham city centre. The property benefits from direct access to the National Motorway Network via junction 5 of the M5 (circa 1 mile north of the property). The M5 provides direct access to the M6, M40 and M42. The nearest train station is Selly Oak Train Station circa 4 miles east of the property and there is bus connectivity within walking distance.

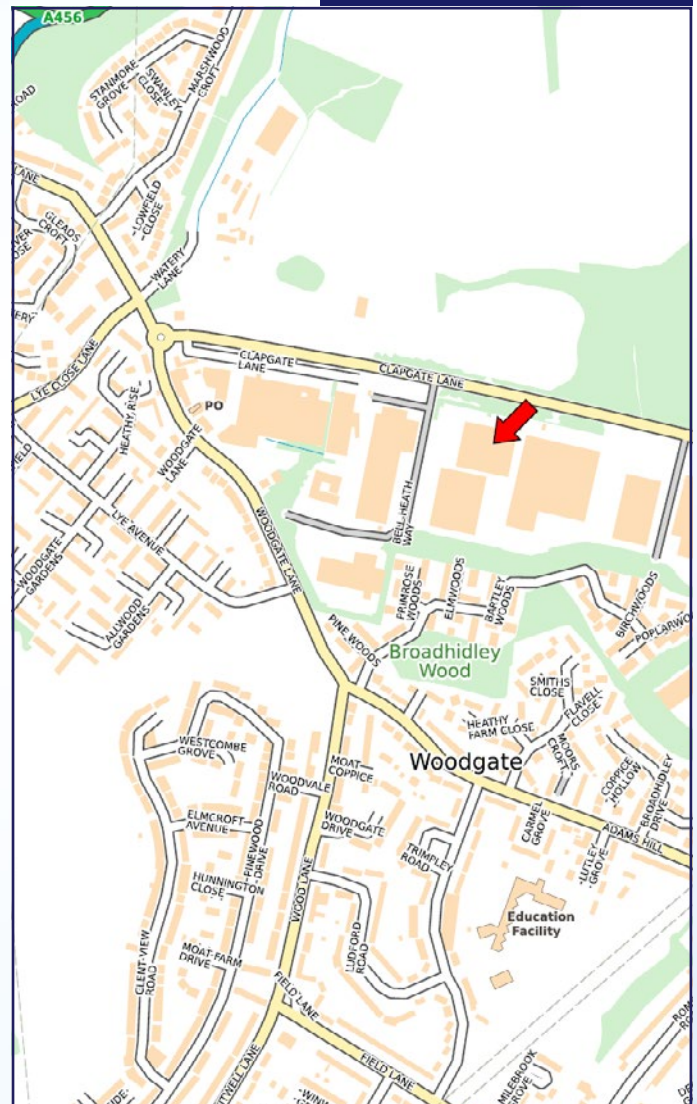
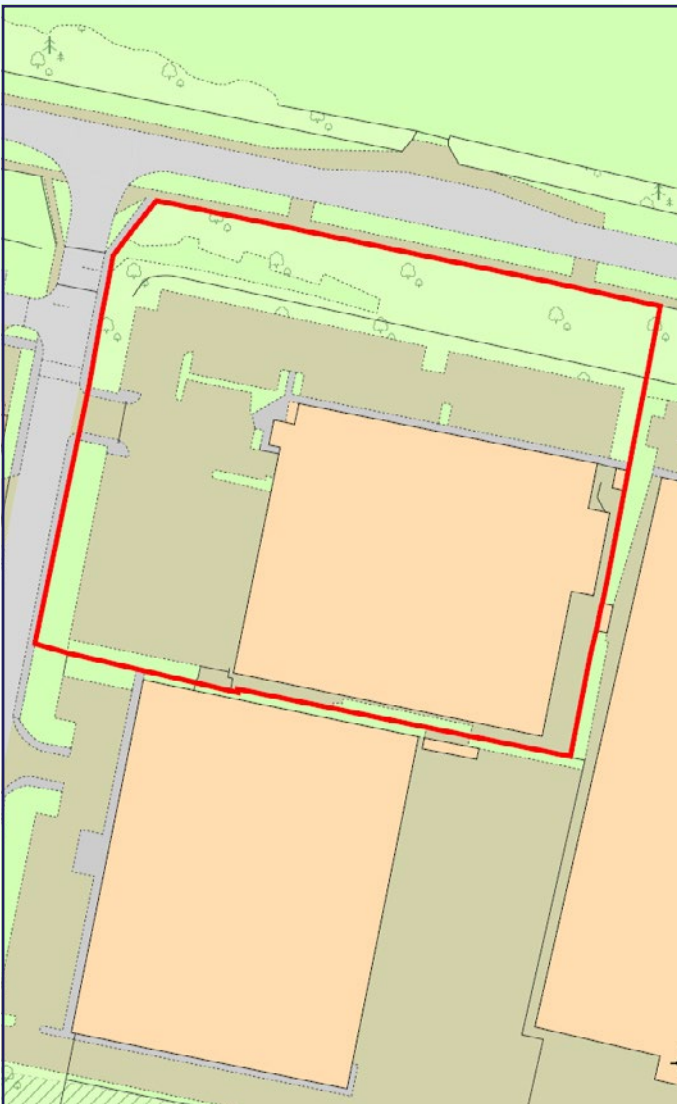
DESCRIPTION

The detached property is of steel portal frame construction with metal-clad elevations and a metal clad roof incorporating translucent roof lights.

The property provides for:

- Eaves height of 8.8m (7.8m to haunch)
- LED and sodium lighting.
- 8 dock-level loading doors and 1 level-access door with Internal loading bays located beneath the first-floor office accommodation.
- Substantial mezzanine spanning two floors.
- Concrete-surfaced loading yard
- Extensive parking area (approx 100 car spaces)
- Integral offices with mix of open-plan and private offices, WCs and a kitchenette.
- Offices fitted with suspended ceilings, double-glazed windows, gas central heating, lighting with a separate personnel entrance.

POSTCODE: B32 3BZ



ACCOMMODATION

	SQ M	SQ FT
Warehouse	4,011.30	43,177.60
Ground Floor Offices	214.10	2,304.60
First Floor Offices	1,194.20	12,854.40
TOTAL Approx. Gross Internal Area		58,336.60
Mezzanine	2,814.90	30,299.60

AVAILABILITY

The property is available by way of a Long Leasehold sale with vacant possession. The lease holds an unexpired term of approximately 90 years (expiring on 01/01/2116) and is subject to an annual peppercorn rent.

Alternatively, the property is available by way of a new full repairing and insuring lease upon terms to be agreed.

QUOTING PRICE/RENT

Upon application.

SERVICES

The agent has not tested any apparatus, equipment, fixture, fittings or services and so cannot verify they are in working order or fit for their purpose. The tenant is advised to obtain verification from their solicitor or surveyor.

BUSINESS RATES

2023 Rateable Value: £265,000

EPC

EPC Rating: C (Expiring June 2028)

VAT

All prices quoted are exclusive of VAT, which may be chargeable.

LEGAL COSTS

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

MONEY LAUNDERING

The money laundering regulations require identification checks are undertaken for all parties purchasing property. Before a business relationship can be formed, we will request proof of identification for the purchasing entity.



VIEWING Strictly via sole agents

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SUBJECT TO CONTRACT Ref: TBC Date: 02/26

Harris Lamb Limited Conditions under which particulars are issued.

Messrs. Harris Lamb Limited for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are given notice that:

(i) The particulars are set out as a general outline only for the guidance of intending purchasers or leasees and do not constitute, nor constitute part of, an offer or contract.

(ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any

intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them.

(iii) No person in the employment of Messrs. Harris Lamb or any joint agents has any authority to make or give any representation or warranty whatever in relation to this property.

(iv) All rentals and prices are quoted exclusive of VAT. (v) Harris Lamb is the trading name of Harris Lamb Limited.