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Reeves
commercial property experts

For Sale / To Let

Warehouse / Industrial Unit in
Birmingham

8,480 sq.ft (788 sq.m)

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

Accommodation

The subject property comprises a detached warehouse/workshop building of steel portal frame incorporating office and ancillary facilities. The premises benefit from a secure and gated yard to the front elevation and have the use of an electric roller shutter access door to the front elevation.

Internally there is a large load bearing mezzanine (2,041 sq ft) which provides additional stores.

The property is complete with concrete flooring, translucent roof lights, modern fluorescent strip lights throughout.

Cross Internal Areas:

Warehouse: 7,632 sq.ft (709 sq.m)

Office/Ancillary: 848 sq.ft (78.78 sq.m)

CLEARANCE CURRENTLY IN PROGRESS

Location

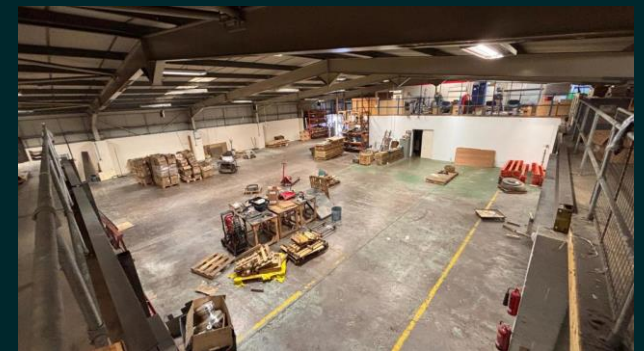
The subject property is situated within a private estate consisting of 3 self contained warehouse buildings accessed from a shared drive off Drews Lane in the Ward End district of Birmingham, the City Centre positioned approximately 3.5 miles to the south west.

Drews Lane has access from Bromford Lane (A4040) which in turn links 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.

SAT NAV: B8 2SL



Tenure

For sale freehold with full vacant possession

Available on a new fully repairing and insuring lease for a term to be agreed.

Services

Mains electricity, water, gas and drainage are connected to the property. Interested parties should rely on their own survey and inspection.

EPC C 53

Planning

B2/B8



Price / Rent

Price: £649,000 (exclusive)

Rent: £54,950 per annum (exclusive)

VAT may be applicable.

Rates

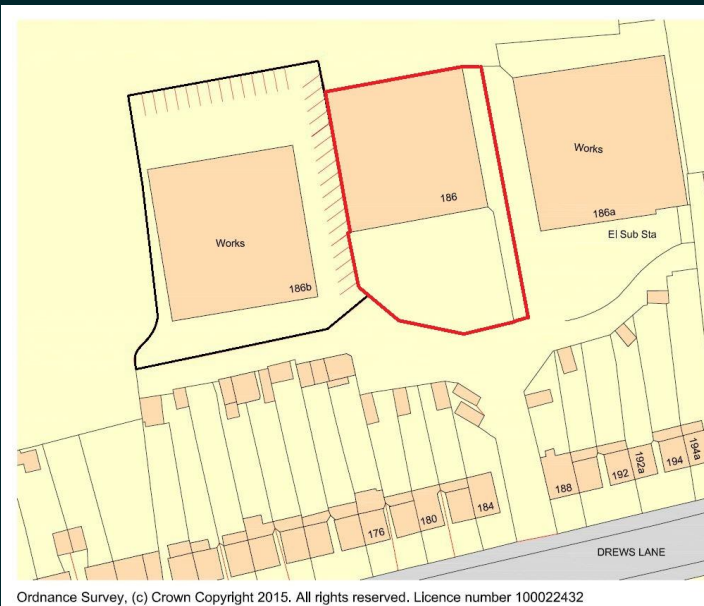
The rateable value for the current year is £62,000. Interested parties should satisfy themselves with Birmingham City Council in this respect.

Legal Costs

Each party will be responsible for their own legal costs associated with this transaction

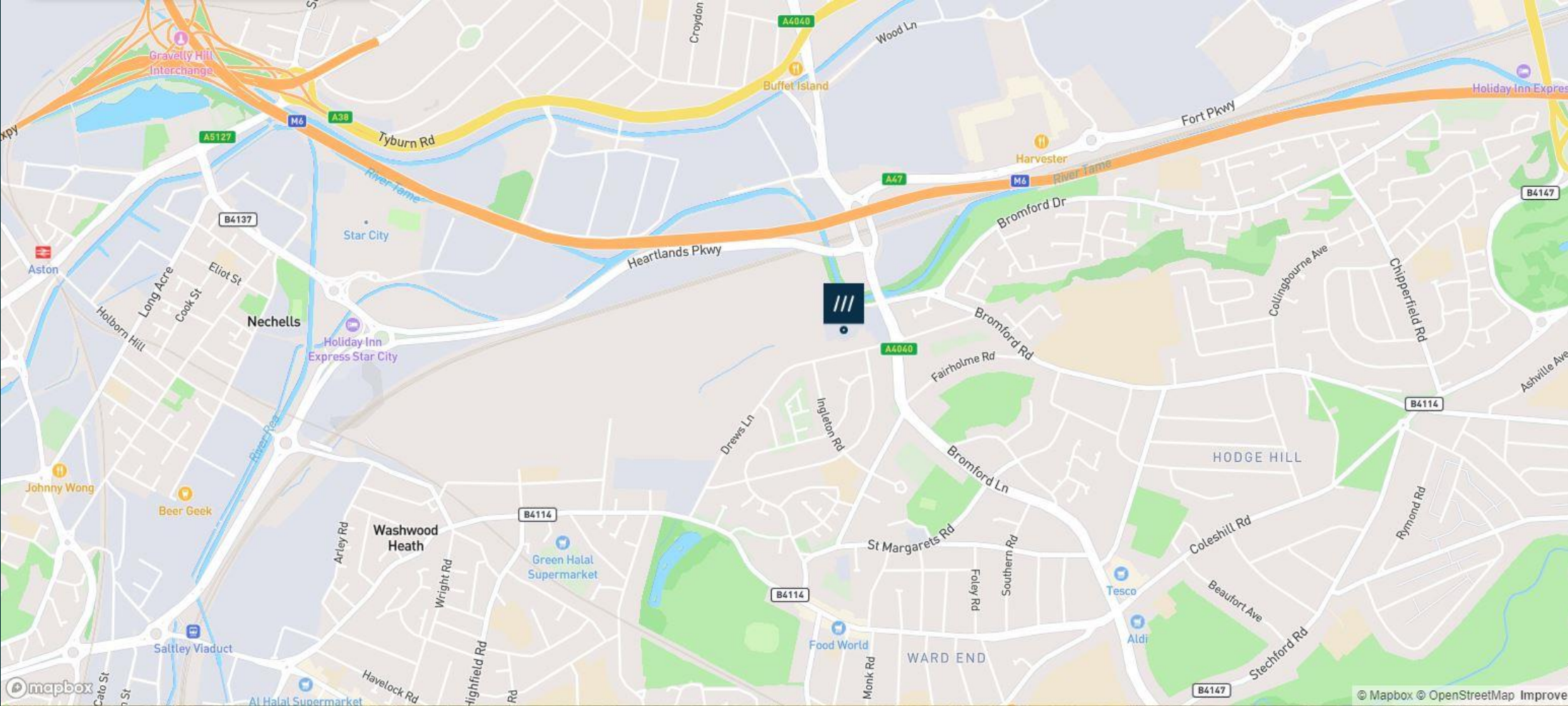
Service Charge

An estates service charge may be levied on the tenant.



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