

40-41 MacDonald Street

Birmingham, B5 6TG

SHEPHERD
COMMERCIAL



FOR SALE

5,865 SQ FT
(544.88 SQ M)

OFFERS IN THE REGION OF £795,000

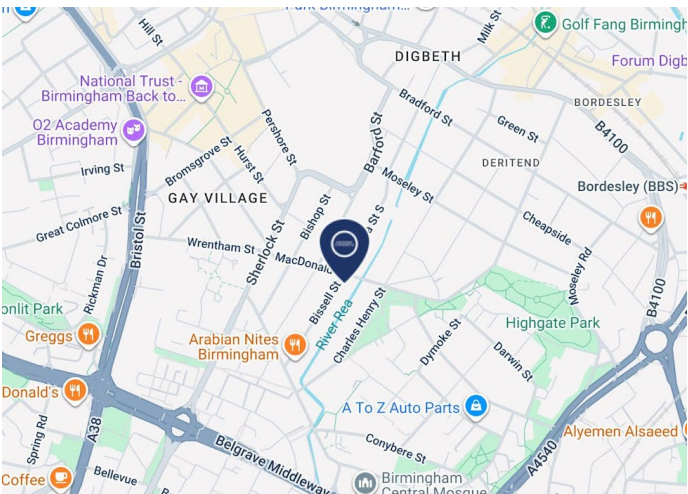
Freehold warehouse with ground floor commercial space and first floor residential – ideal for part income-producing potential.

- Freehold
- Part Income Producing
- Inside the Clean Air Zone (CAZ)
- Main Road Access
- Digbeth Location

01564 778890
www.shepcom.com

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Summary

Available Size	5,865 sq ft / 544.88 sq m
Price	Offers in the region of £795,000
Service Charge	N/A
EPC	D

Description

This end-terraced two-storey industrial unit offers a great mix of workspace and living accommodation. Built with a steel portal frame and full-height brick elevations, the property includes two floors of space with offices at the front and a pitched roof overhead.

Inside, the main warehouse area features a solid concrete floor, three-phase electricity, strip lighting, a mezzanine level, and separate WC facilities.

The first-floor offices have been converted into a five-bedroom apartment, finished with oak flooring, gas central heating, double-glazed aluminium windows, a kitchen area, and additional WC facilities.

At the front of the building, there's an internal loading bay with an electric roller shutter door, which also works well as secure parking. There's also space for up to six vehicles in the front car park.

Location

The premises are situated in a well-established warehouse/ industrial location fronting Macdonald Street, situated within 0.4 miles of the A38 Bristol St which leads direct into Birmingham City Centre.

The A38(M) Aston Expressway is located approximately 1.5 miles north from the subject premises providing access to the wider motorway network.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Ground Floor	4,209	391.03	Occupied
1st - First Floor	1,657	153.94	Available
Total	5,866	544.97	

Viewings

Strictly by appointment with Shepherd Commercial.

Terms

The property is to be sold on the open-freehold-market for the sum of £795,000.

