

# FOR SALE

23 Cranford Way, Smethwick B66 2RT



Industrial / Warehouse unit with yard  
14,319 sq ft (1,330 sq m)

## PROPERTY FEATURES

- Rare freehold opportunity
- Prominent position on main arterial route into Birmingham city centre
- Cranage
- Close to Midland Metropolitan Hospital

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## LOCATION

The property is situated in a prominent position with frontage onto Cranford Street (B4135) in Smethwick. Cranford Street acts as one of the main arterial routes into Birmingham City Centre from Smethwick. Directly opposite the site is the new Aurora housing development, whilst the new Midland Metropolitan Hospital is situated nearby.

## DESCRIPTION

The building benefits from the following specification:

- Warehouse of steel portal frame construction
- Cranage
- Concrete floor
- Translucent roof panels
- Two-storey offices
- Yard area located adjacent to property for storage and parking

## SERVICES

We understand that all mains services are connected to the site however interested parties are advised to satisfy themselves that this is the case, and that they are in good working order. The agents have not tested any apparatus on site and therefore cannot verify the condition.

## FLOOR AREA

We have measured the Gross Internal Floor Area (GIA) as follows:

Description	KF Areas (GIA)	
	Area Sq Ft	Area Sq M
Warehouse	11,584	1,076
First Floor Office	2,735	254
<b>Total</b>	<b>14,319</b>	<b>1,330</b>

## RATEABLE VALUE

The 2017 Rateable Value is £30,000. Interested parties are advised to contact the relevant billing authority to discuss rates payable.

## TERMS

The building is available on a freehold basis.

## LEGAL COSTS

Each party is to cover their own legal and surveyors costs on any transaction.

## VAT

VAT may be payable on any transaction at the prevailing rate.

For further details please contact:



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