

FOR SALE/TO LET

251 HOLLY LANE ERDINGTON, B24 9LE

harrislamb
PROPERTY CONSULTANCY



OFFICE PREMISES

3,947 sq ft (366.71 sq m) on a site of 0.512 acres

(Approx. Gross Internal Area)

- Suitable for a variety of uses / redevelopment subject to planning
- Rare opportunity to purchase

LOCATION

The property is located off Holly Lane in a largely residential area of Erdington, approximately 5 miles North East of Birmingham City Centre, 3 miles West of Minworth and 4 miles South of Sutton Coldfield. Motorway access is provided via Junction 6 of the M6 motorway approximately 2 miles to the South West.

DESCRIPTION

The property comprises a single storey office / workshop building of brick construction. The property is carpeted throughout and benefits from a mix of cellular and open plan office along with WC and kitchen facilities. The property also benefits from a single storey outbuilding which benefits from profile clad elevations, concrete floor & fluorescent strip lighting with a working height of approximately 2m.

The property sits on a site of approximately 0.512 acres.

ACCOMMODATION

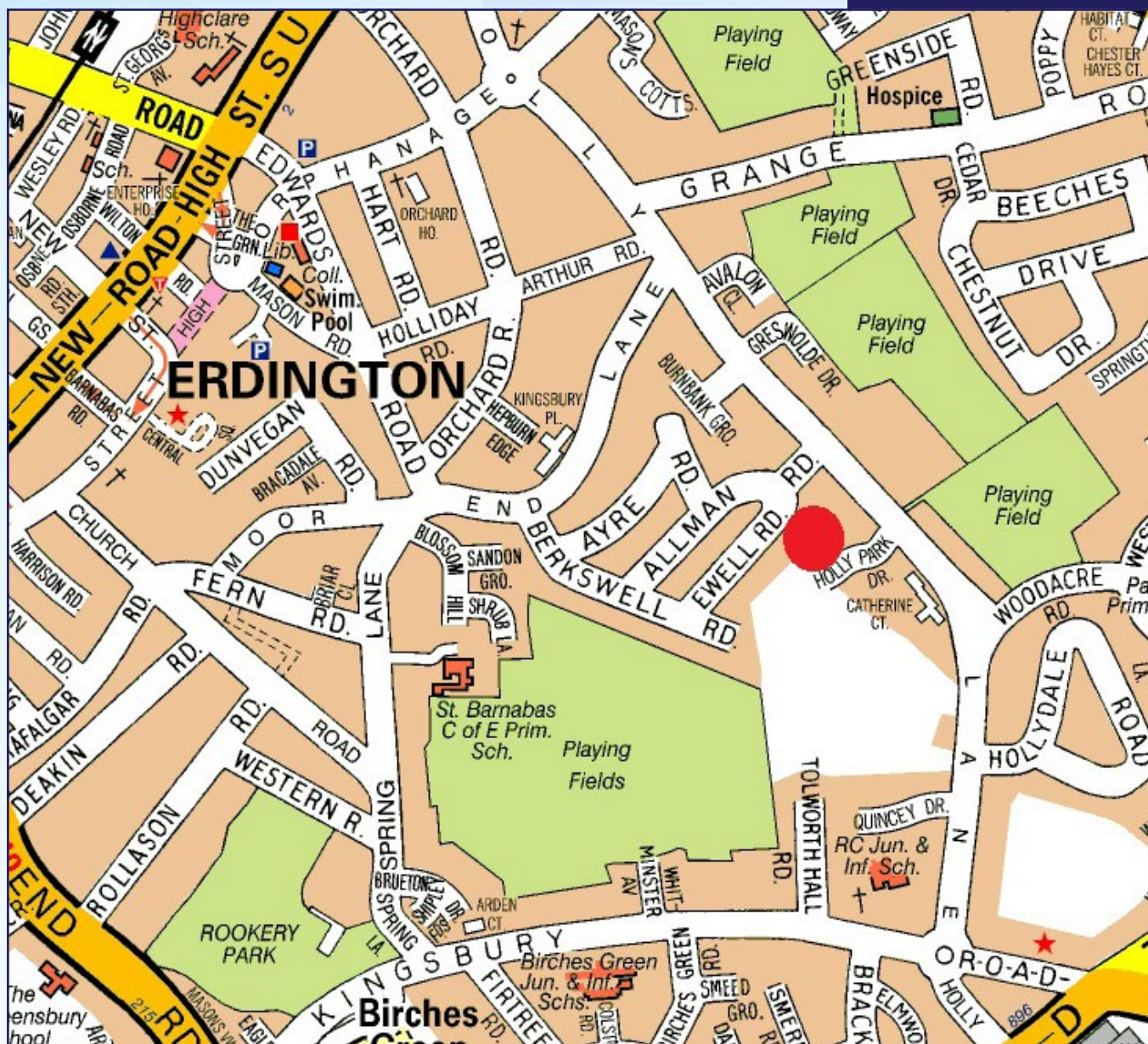
	SQ M	SQ FT
Office (IPMS 3)	288.10	3,101
Outbuilding (GIA)	78.61	846
TOTAL	366.71	3,947

TENURE

The property is available by way of a new Full Repairing and Insuring lease for a term of years to be agreed. Alternatively, a sale of the freehold interest will be considered.

PRICE/RENT

On Application.





MONEY LAUNDERING

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

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.



ENERGY PERFORMANCE CERTIFICATE

An EPC has been commissioned and will be available shortly.

BUSINESS RATES

Rateable Value (2017): £17,000.

PLANNING

We understand the property is located in an area zoned for commercial uses, however any interested party should make their own enquiries with Birmingham City Council to ensure the relevant consent is in place for their use.

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.

VAT

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

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 lessees 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.

VIEWING Strictly via sole agents

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SUBJECT TO CONTRACT

Ref: G6356

Date: 10/19

