

Automotive House, Limekiln Lane, Birmingham, B14 4SP



**FOR SALE**

Freehold Industrial (Former Garage) Premises

Net Internal Area: 8,515 ft<sup>2</sup> (791.06 m<sup>2</sup>)

### Location

The property is situated on Limelick Lane off Warstock Road and close to the junction with Alcester Road South (A435).

The A435 is a main road linking Junction 3 of the M42 (4.5 miles south) with Birmingham City Centre (4.5 miles north), and runs through the suburbs of Maypole, Kings Heath, Moseley and Balsall Heath.

The busy neighbouring Kings Heath high street is approximately one mile north, and Maypole (where Aldi, Sainsbury's and Best Western are amongst the occupiers) three quarters of a mile south.

### Description

The property comprises a detached industrial building comprising a two-storey element to the front and rear warehouse.

The two-storey building comprises a ground floor workshop and stores with first floor office accommodation.

The offices have been refurbished to a high standard and comprise three large offices with open plan central reception area. The main director's office is en-suite with additional WC and kitchen facilities provided.

The offices benefit from a mix of carpet and wood flooring, central heating, double glazed windows and suspended ceiling with inset lighting.

The main warehouse area is predominately open plan having been recently refurbished and being steel truss construction with full height brick elevations surmounted by a pitched roof.

The warehouse benefits from concrete flooring, gas fired ambi-rad heating, LED and fluorescent strip lighting, intruder alarm, CCTV and electric roller shutter access.

Additional WC and kitchen / Canteen facilities are provided to the rear of the property along with stores.

### Accommodation

**Total (GIA) 8,515 ft<sup>2</sup> (791.06 m<sup>2</sup>) approximately**

### Price / Tenure

The property is available to purchase with offers in the region of £450,000 sought for the freehold interest, subject to contract.

### VAT

All prices quoted are exclusive of VAT which we understand is not payable.

### Rateable Value

RV: £21,000

Rates Payable Approximately: £10,000 per annum.

### Services

It is understood that all mains services are available.

However, we advise all prospective tenants to make their own enquiries with the appropriate service agencies.

### Legal Fees

Each party to be responsible for their own legal costs incurred during this transaction.

### Energy Performance Certificate

Available upon request from the agent.

### Use Class

We understand that the property has consent under use class B2 (General Industrial).

The property may also be suitable for alternative uses, subject to obtaining the necessary planning consent.

### Availability

Available immediately, subject to the completion of legal formalities.

### Viewing

Strictly via the sole selling agent Siddall Jones on 0121 638 0500.

