



# FOR SALE

## COMMERCIAL/ INDUSTRIAL PREMISES

**60 TYBURN ROAD  
ERDINGTON  
BIRMINGHAM  
B24 8LA**



**5,531 sq. ft. (513.88 sq. m.)**  
Approx. Gross Internal Area

- \* Prominent location
- \* Suitable for various uses subject to planning
- \* Secure yard
- \* Close proximity to Junction 6 of M6
- \* **GUIDE PRICE: £550,000, exclusive**





**Location:**

The property fronts Tyburn Road and is accessed from the Salford Circus roundabout just off Spaghetti Junction (Junction 6 of the M6).

Birmingham city centre is located approximately 2.5 miles to the South West.

**Description:**

The property is a detached single-storey warehouse/showroom of steel portal frame construction with full height brick elevations and part profile metal clad overlaid/glazing to the front elevation surmounted by an insulated mono-pitched roof.

Internally, the property has static gas fired heaters and ceiling attached intensity lighting with concrete flooring throughout. A roller door provides access to the rear yard from the warehouse/showroom.

A reception area is provided along with cellular offices benefitting from suspended ceilings, recessed lighting, painted walls, carpet tiles and central heating. W.C and kitchen facilities are also provided.

Externally, the property benefits from a secure surfaced yard area and car parking for approximately 10 vehicles.

The total site area is approximately 0.55 acres (0.23 hectares).

**Accommodation:**

	<b>Sq. m.</b>	<b>Sq. ft.</b>
Warehouse	350.65	3,774
Office/Ancillary	163.23	1,757
<b>Total Approx. Gross Internal Area (GIA)</b>	<b>513.88</b>	<b>5,531</b>
Canopy	35	377

**Tenure:**

Freehold with vacant possession.

**Guide Price:**

£550,000 (exclusive)

**Business Rates:**

Rateable Value (2017): £31,000

**EPC:**

Rating: D (83)

**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 applicant is advised to obtain verification from their solicitor or surveyor.

**Legal Costs:**

Each party to bear their own.

**VAT:**

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

**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



**Viewing:**

Strictly by prior appointment via the sole agents:

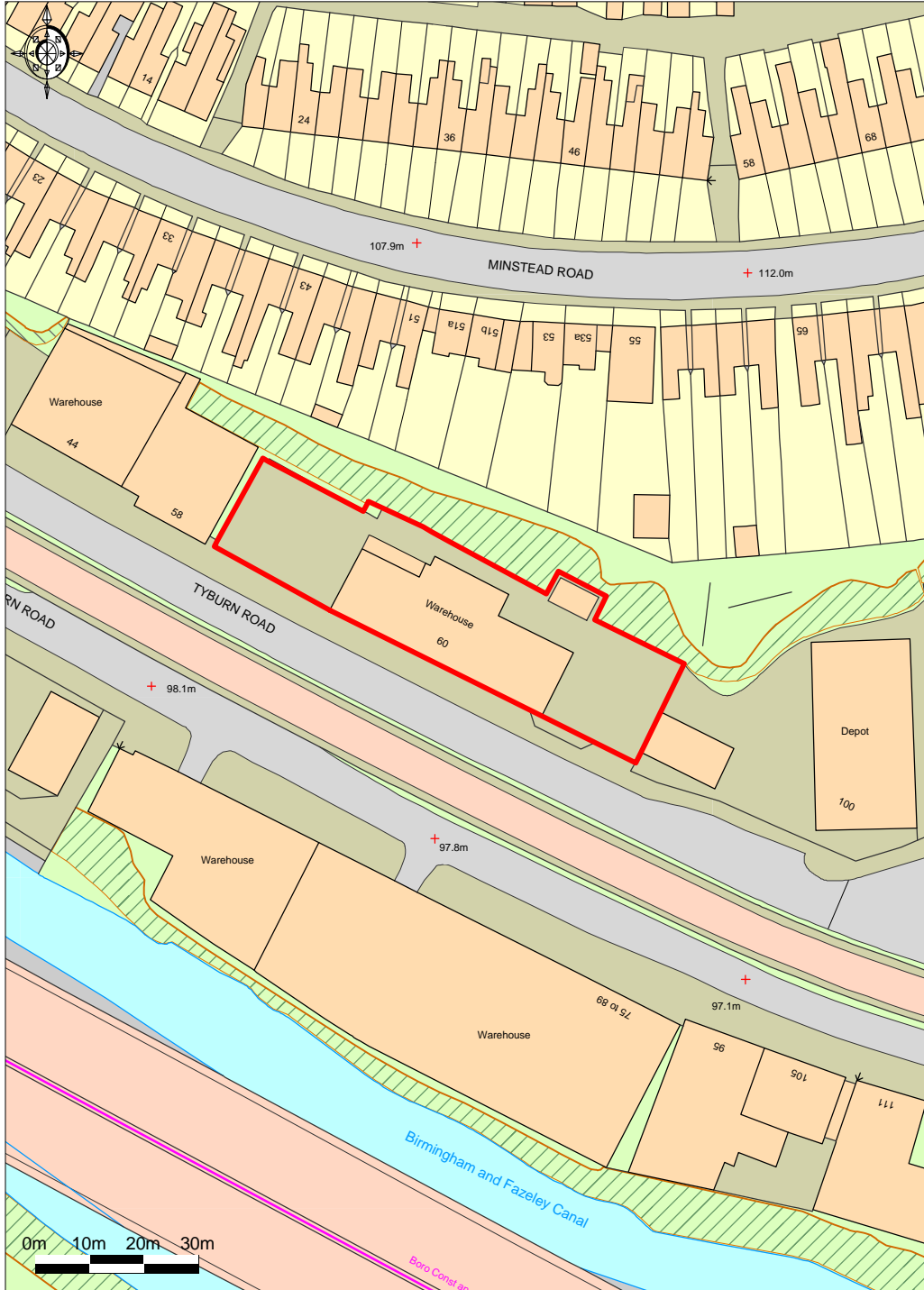
**Harris Lamb**  
**75-76 Francis Road**  
**Edgbaston**  
**Birmingham**  
**B16 8SP**

**Tel: 0121 455 9455**  
**Fax: 0121 455 6595**

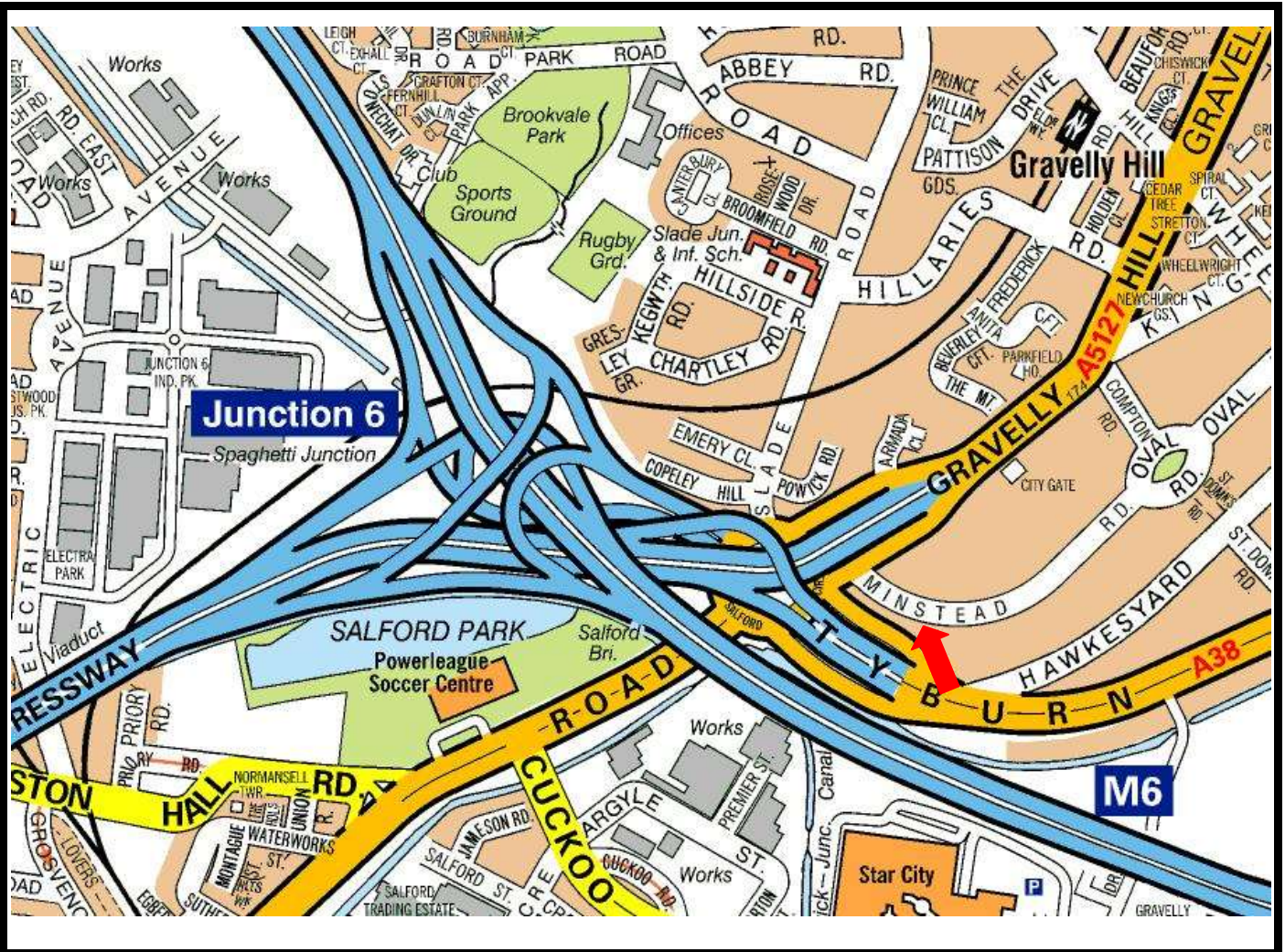
**Contact: Thomas Morley**  
**Email: [thomas.morley@harrislamb.com](mailto:thomas.morley@harrislamb.com)**

**Ref: G6145**  
**Date: January 2019**

**Subject To Contract**



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60 Tyburn Road  
 Erdington  
 Birmingham  
 B24 8LA

**harrislamb**  
 PROPERTY CONSULTANCY

N



**Not to Scale**  
**For identification purposes only.**