

# SHEPHERD COMMERCIAL

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## **DRAFT FOR SALE FREEHOLD INDUSTRIAL PREMISES OF 1932 SQ FT**



**Being:**

**UNIT 14 CENTURY PARK  
GARRISON LANE  
BORDESLEY GREEN  
BIRMINGHAM  
B9 4NZ**

- 1932 sq ft ground floor
- 1665 sq ft mezzanine floor
- Freehold

**PURCHASE PRICE OFFERS INVITED  
BASED ON £175,000**

***LOCATION:***

The premises are located within the well established industrial estate known as Century Park, off Garrison Lane in Bordesley Green some mile and a half distance to Birmingham City Centre. The premises are in close proximity to the City Middleway Ring Road, which provides excellent access to all parts including the Midlands Motorway Network and to junction 6 of the M6 Motorway.

The surrounding locality is a mixture of residential and industrial with all local amenities being in the immediate vicinity including schooling, transport, shopping etc.

***DESCRIPTION:***

The property comprises a centre terraced industrial unit of steel portal framed construction with an up and over entrance door leading from the front car park together with a side personnel door.

Internally the accommodation is open plan with the exception of a small store room and W.C. facilities. The property has the benefit of a full width mezzanine floor providing a further 1665 sq ft of useable floor space. Externally there is car parking for four vehicles.

***ACCOMMODATION:*****Ground Floor**

Workshop            1932 sq ft

**Mezzanine**            1665 sq ft

***TENURE:***

The premises are to be offered for sale on a freehold basis with full vacant possession and subject to an annual service charge to cover the estate maintenance.

***RATING ASSESSMENT:***

The premises have a rateable value of £6,100.

***SERVICES:***

We understand all mains services are connected to the property.

***VAT:***

Prices quoted are exclusive of VAT where applicable.

**VIEWING:**

Strictly by appointment with the Agents

Shepherd Commercial – 01564 778890

Or via email to;

[enquiries@shepcom.com](mailto:enquiries@shepcom.com)

**Special Note:** On acceptance of any offers a non-returnable deposit of £500 + VAT must be paid to cover any abortive legal costs should a tenant not proceed to completion.

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