SHEPHERD COMMERCIAL

Industrial/Logistics, Trade Counter

# FOR SALE

## Bordesley Green Delivery Office, 14 Humpage Road, Birmingham, B9 5HS

14 Humpage Road is a 5,645sqft light industrial warehouse with rear stores - equipped with 4.5m eaves.

## Summary

| | |
|---|---|
| **Tenure** | For Sale |
| **Available Size** | 5,645 sq ft / 524.44 sq m |
| **Price** | £470,000 |
| **Service Charge** | N/A |
| **Rates Payable** | £1.97 per sq ft |
| **Rateable Value** | £22,250 |
| **EPC Rating** | Upon enquiry |

## Key Points

- 4.5M Eaves
- Rear Stores
- 1.5 Miles East of City Centre
- MOT Pit
- 18ft Roller Shutter Access
- Office and Workshop
- Kitchen and WC

## Description

14 Humpage Road is a 5,645sqft open plan light industrial warehouse unit equipped with reception, offices, rear stores and kitchen facilities. The unit is built of brick construction and surmounted by pitched corrugated asbestos roofing - with the rear stores surmounted by pitched slate tiling. Roller shutter access and pedestrian access both line the frontage with the former rising to 18ft. The eaves height of the property is 4.5 metres.

## Property Highlights / Amenities

- Build Status: 2nd Hand - Existing

## Location

The property is located down the cul-de-sac of Humpage Road, just off Bordesley Green Road and some 1.5 miles east of the City Centre. Local amenities are plentiful and multiple transport links connect the unit by both railway and roadways with Adderley Park Train Station less than half a mile north of the unit. Arterial routes such as the A45 (Coventry Road) and A4540 (Middleway) are both less than a mile in proximity.

## Specification

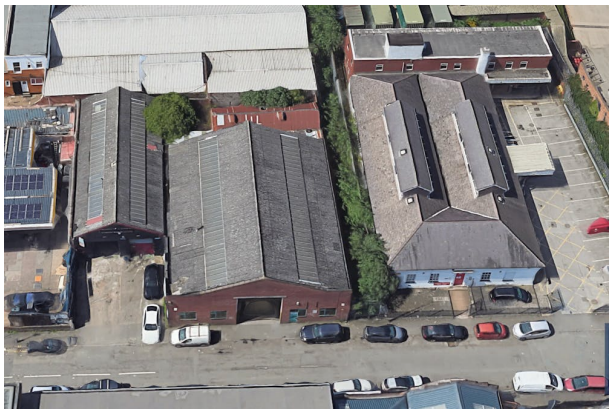
Further photographs will follow in due course

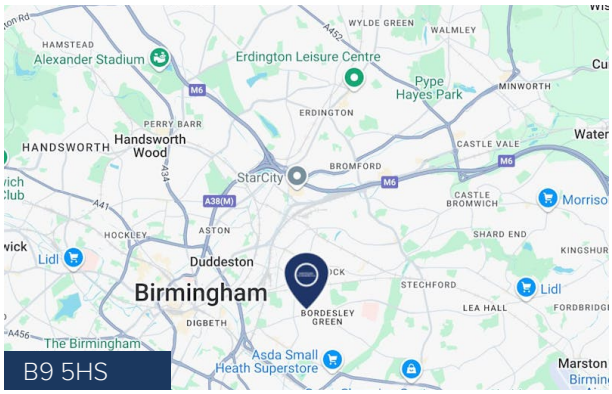
## Terms

The unit is to be offered to the freehold open market for the sum of £525,000.

## Viewings

Strictly by appointment with Shepherd Commercial






## Viewing & Further Information

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