

INDUSTRIAL | FOR SALE

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UNIT 3 AND 4, REAR OF 429 MEADWAY, BIRMINGHAM, B33 0BZ

3,116 SQ FT (289.49 SQ M)

**SIDDALL JONES**  
COMMERCIAL PROPERTY CONSULTANCY



Ground Floor Workshop with Uppers and Secure  
Yard for Over 10 Vehicles

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- Secure Yard
  - Main Arterial Route
  - Close to Birmingham International Airport
  - Close to M42 Motorway and Coventry Road (A45)
  - Workshop Premises
  - Ideal for Independent Car Trader
  - Vacant Possession
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## DESCRIPTION

### Unit 3

A portal frame warehouse with pitched roof over and brick / block infill with a sliding entrance door, concrete flooring, three phase power, WC and kitchen facilities. There is an additional mezzanine of timber construction offering additional storage and office accommodation. Previously used for car repairs.

### Unit 4

A three storey building of portal frame construction which provides a ground floor warehouse / workshop with two floor of upper storage space which is accessed via an inner stairwell and loading door at first floor level.

Externally there will be a secure yard demised which will provide valuable storage space.





## LOCATION

/// ///LAME.EGGS.REACH

The property is situated on Meadway, a key arterial route straddling the Garretts Green and Tile Cross border. It offers convenient access to the Coventry Road (A45), a major thoroughfare leading to Birmingham city centre, Birmingham International Airport, The National Exhibition Centre, and the national motorway network at junction 6 of the M42 motorway.

The area is a well-established commercial and industrial zone within a predominantly residential suburb of Birmingham.



## AVAILABILITY

Name	sq ft	sq m	Availability
Ground - Workshop	800	74.32	Sold
Ground - Warehouse	745	69.21	Sold
Mezzanine - Workshop Mezzanine	351	32.61	Sold
1st - Warehouse Upper	713	66.24	Sold
2nd - Warehouse Upper	507	47.10	Sold
<b>Total</b>	<b>3,116</b>	<b>289.48</b>	

## SERVICES

We understand all mains services are available on site. The agent has not tested the suitability of the connections and therefore recommend that the purchaser carries out their own investigations.

## ENERGY PERFORMANCE CERTIFICATE

Available upon request from the agent.

## LEGAL COSTS

Both parties are to bear their own legal and surveyor's fees incurred during the transaction.

## SERVICE CHARGE

n/a

## PRICE

Offers in the region of £225,000

## ANTI MONEY LAUNDERING

The successful applicant will be required to provide two forms of ID and proof/source of funds, to satisfy anti-money laundering protocols.

## VIEWINGS

Viewings are strictly via the letting agent Siddall Jones.

## CONTACT



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