



**For Sale**

## Industrial Redevelopment Site & Premises

JV Murcott Premises, Grosvenor Road, Aston, Birmingham

- 0.72 hectares (1.79 acres)
- 5,204.2 sq m (56,019 sq ft) of existing accommodation.
- Good access to the M6 Junction 6, Birmingham Ring Road (A4540) and main arterial routes in and out of Birmingham.
- Situated in an established industrial location close to Birmingham City Centre

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## Location

The premises are located upon Grosvenor Road, which is accessed off the main Lichfield Road (A5127), providing good access to Birmingham's middle ring road (A4540). The site is well situated for good access to Birmingham City Centre, junction 6 of the M6 motorway and main arterial routes in and out of Birmingham.

## Description

The premises comprise an existing unit on 0.72 hectares (1.79 acres) being located within a mixed use area and having both residential and a public house opposite, commercial and industrial uses to either side and a railway line to the rear.

The premises provide a former single storey manufacturing unit. The property is of steel portal frame construction with a combination of brick and profile metal sheet elevations, surmounted by a corrugated asbestos roof incorporating roof lights.

Externally, the premises has as concrete forecourt area, which provides yard / car park fronting Grosvenor Road.

## Accommodation

Description		
Warehouse	5,204.2 sq m	56,019 sq ft
Site Area	0.726 hectares	1.79 acres

## Rateable Value

Factory and premises – 2005 Rateable Value - £152,000.

## Tenure

Freehold with vacant possession on completion.

## Legal Costs

Each party to bear their own legal costs.

## VAT

The property may be subject to VAT at the prevailing rate.

## Viewing

Strictly by prior appointment with the sole agents Knight Frank LLP. Contact Mike Price / Emma Hargreaves on 0121 233 6449 / 0121 233 6460 at 1 Colmore Row, Birmingham B3 2BJ; [mike.price@knightfrank.com](mailto:mike.price@knightfrank.com); [emma.hargreaves@knightfrank.com](mailto:emma.hargreaves@knightfrank.com).

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