

INDUSTRIAL / WAREHOUSE FOR SALE



23 CRANFORD STREET, SMETHWICK, B66 2RT

For Sale: Offers in the region of £825,000

13,400 sq ft (1,244.90 sq m)

Description

The property comprises a substantial industrial/warehouse facility with two-storey office accommodation, crange, dock loading and a small secure yard.

Constructed around a steel portal frame across two bays, the building benefits from brick and profile-clad elevations beneath a profile-clad roof incorporating roof lights, together with a solid concrete floor throughout. The production area is well equipped, featuring gas-fired blower heaters, high-bay sodium lighting and a number of overhead cranes serving both bays.

Loading and access are provided via two full-height roller shutter doors, one of which serves a dock loading bay. The unit has a minimum eaves height of approximately 6.2 metres, offering excellent internal clearance.

The office accommodation is arranged over two floors and provides a mix of mainly open-plan offices, WC facilities and a kitchen at first-floor level. The ground floor includes a reception area, canteen, WC facilities and dedicated locker and changing rooms.

Externally, the premises benefit from a small, secure yard accessed from Fawdry Street, suitable for servicing and limited external storage.

Summary

- Prominent roadside commercial property
- Located close to Birmingham city centre
- Potential for owner occupation



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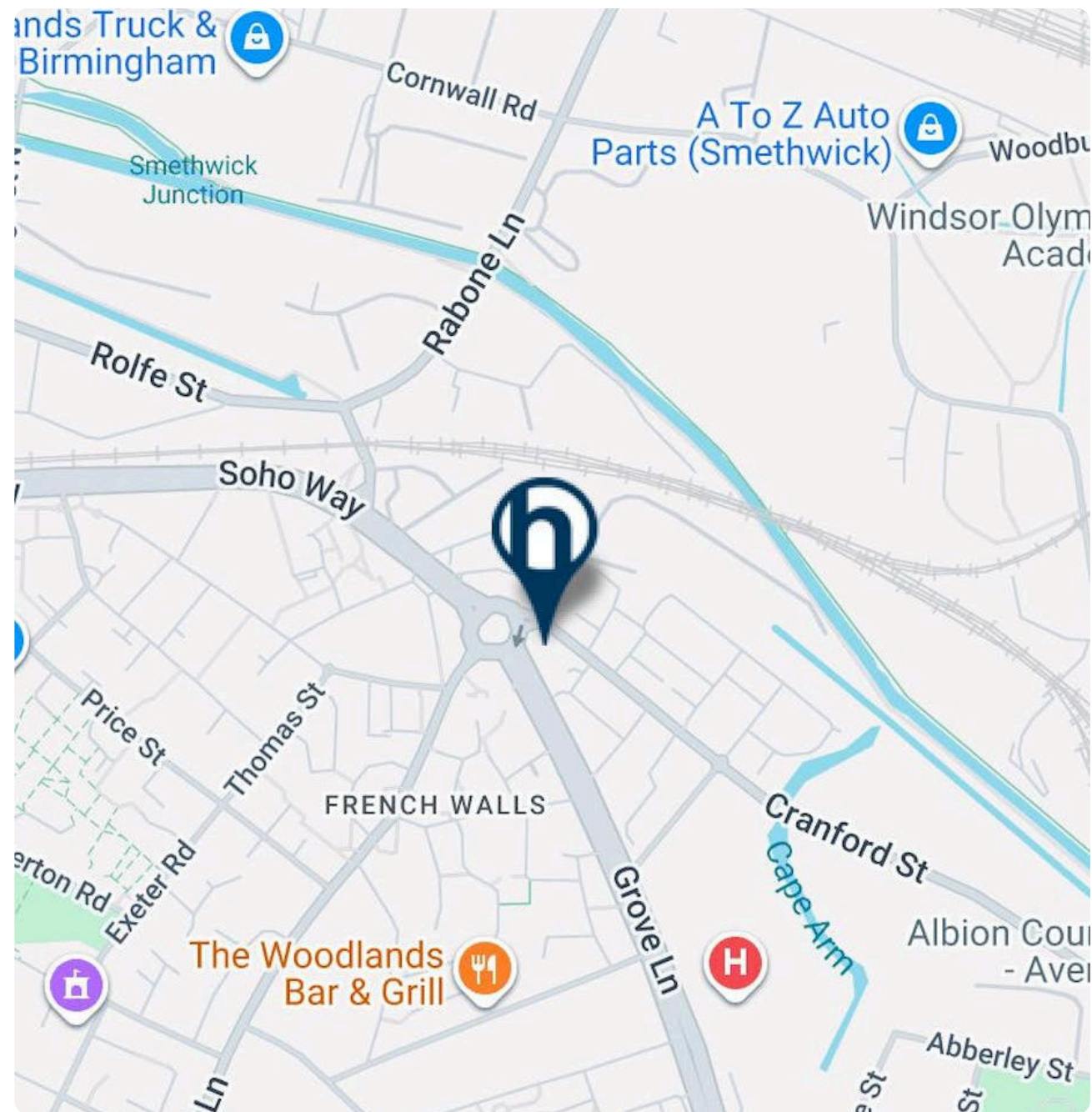
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Location

The property occupies a convenient location approximately 1 mile from Smethwick town centre, with Junction 1 of the M5 motorway situated around 2 miles away. Birmingham city centre lies approximately 3 miles to the east, with Smethwick Galton Bridge station within 1 mile, offering strong public transport links.

Strategically located within a well-established commercial and residential area, the property enjoys strong accessibility to a wide range of local amenities.



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GALLERY



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ACCOMMODATION

NAME	SQ FT	SQ M	RENT	AVAILABILITY
Ground	11,205	1,040.98	-	Available
1st	2,200	204.39	-	Available
Total	13,405	1,245.37		

EPC

E (108)

BUSINESS RATES

Rateable Value: £51,000

ANTI MONEY LAUNDERING

To comply with our legal responsibilities for AntiMoney Laundering, it is necessary to check all parties involved in this transaction. It is the responsibility for parties on both sides to provide information necessary to complete these checks before the deal is completed.

VIEWINGS

Strictly by appointment with the agent
Bromwich Hardy.

CONTACT



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