

Land and Buildings Kings Road

TYSELEY, BIRMINGHAM, B11 2AS

For Sale - Freehold Development Opportunity
3.7 acres (1.5 hectares)



savills

Red line for identification purposes only

KEY HIGHLIGHTS

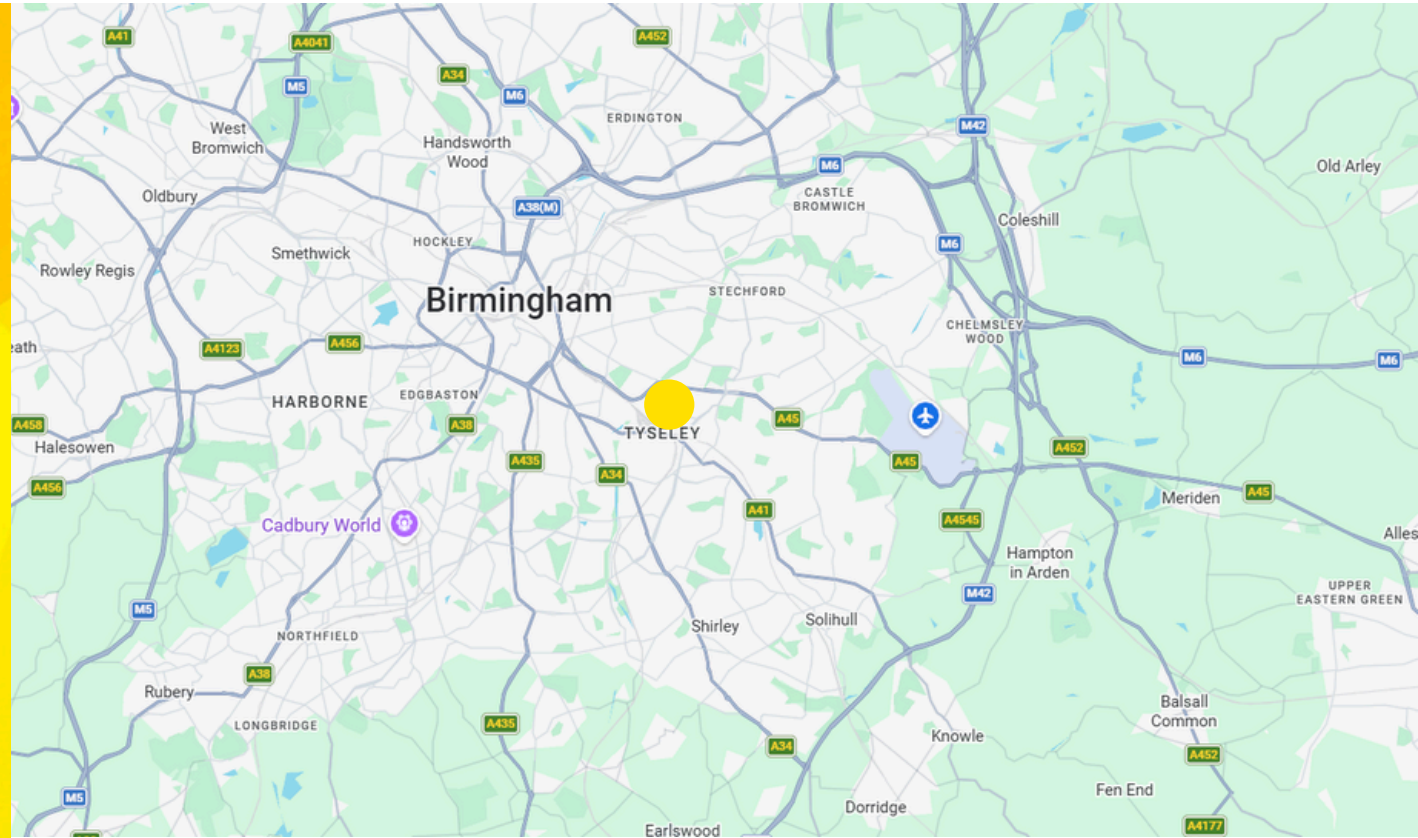
- Freehold opportunity
- Established industrial location
- Of interest to Developers, Investors and Owner Occupiers
- 3.7 acres (1.5 hectares)
- Secure perimeter with two gated access points
- Occupied by Birmingham City Council until September 2026.

ACCOMMODATION

Description	Sq Ft	Sq M
Main Office	13,669	1,269.93
Stores	2,633	244.59
Outbuilding 1*	750	69.67
Outbuilding 2*	1,645	152.82
Outbuilding 3*	1,697	157.62
Total	20,394	1,894.63

* external measurement estimate

Please note there is a further inaccessible / dilapidated building on site of approximately 1,125 sq ft (136.23 sq m)



LOCATION

The property is situated on the east side of Kings Road within the Tyseley area of Birmingham approximately 4 miles South East of the City Centre. Tyseley is a well-established industrial area within Birmingham. It benefits from an excellent labour pool and good transport links.

There are a range of amenities in the local area such as Lidl, McDonalds, Anytime Fitness and The Swan Shopping Centre.

Kings Road provides easy access to the Coventry Road (A45) and Warwick Road (A41) in turn linking to Junctions 4, 5 and 6 of the M42, with Junction 6 M6 being approx. 6.5 miles distant.

Birmingham International Airport and Train Station are approximately 5 miles away with Tyseley Train Station within walking distance of the unit. The Grand Union Canal runs along the northern perimeter of the site.

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DESCRIPTION

This prime 3.7 acre (1.5 hectares) site offers a largely level plot on which there are a range of office and industrial buildings. It is currently occupied by Birmingham City Council who intend to vacate the site from September 2026.

The site is secure with perimeter fencing / walls around the boundary together with two gated access points from Kings Road. The site is surfaced with a variety of concrete and tarmac and benefits from floodlighting to much of the perimeter.

The buildings that occupy on the site provide a range of accommodation and specifications. This includes a main office premises subdivided in to a range of smaller rooms and open plan sections together with associated welfare facilities. There is a separate storage unit which is assessable via 6 level access doors. Further buildings house a range of basic stores and offices. Interested parties are recommended to inspect the premises fully given the varying levels of dilapidation seen across the buildings.

SERVICES

We are advised that all usual mains services are connected to the property but strongly advise interested parties to make their own enquiries. No services have been tested at this stage.

RATEABLE VALUE

Available upon request.

EPC

EPCs for the respective buildings on the site are available by request and range between C and E ratings.

TERMS

Both conditional and unconditional offers for the freehold interest will be considered. The property will be sold via an informal tender process.

Bids are invited by 1200 on Thursday 12th March. Bids should be outlined on the Bid Proforma (available by request) and sent directly to the Savills agents listed below.

PLANNING

Interested parties are advised to make their own planning enquiries in order to satisfy any queries. This includes those wishing to pursue alternative uses such as redevelopment for a range of employment uses or open storage.

FLOOD RISK

The property sits within Flood Zone 1.

VAT

Any price paid will be subject to VAT at the prevailing rate.

SELLERS COSTS

A purchaser will be required to cover the vendors reasonable costs associated with the sale.

MONEY LAUNDERING

Purchasers will be required to comply with all AML requirements and requests from the vendor and their representatives.



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VIEWINGS

Strictly by prior appointment with the sole agents.

CONTACT

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The Savills logo consists of a yellow square with the word "savills" written in lowercase, bold, black sans-serif font.