

TO LET

47,400 sq ft on 2.8 acres

235 Lawley Middleway

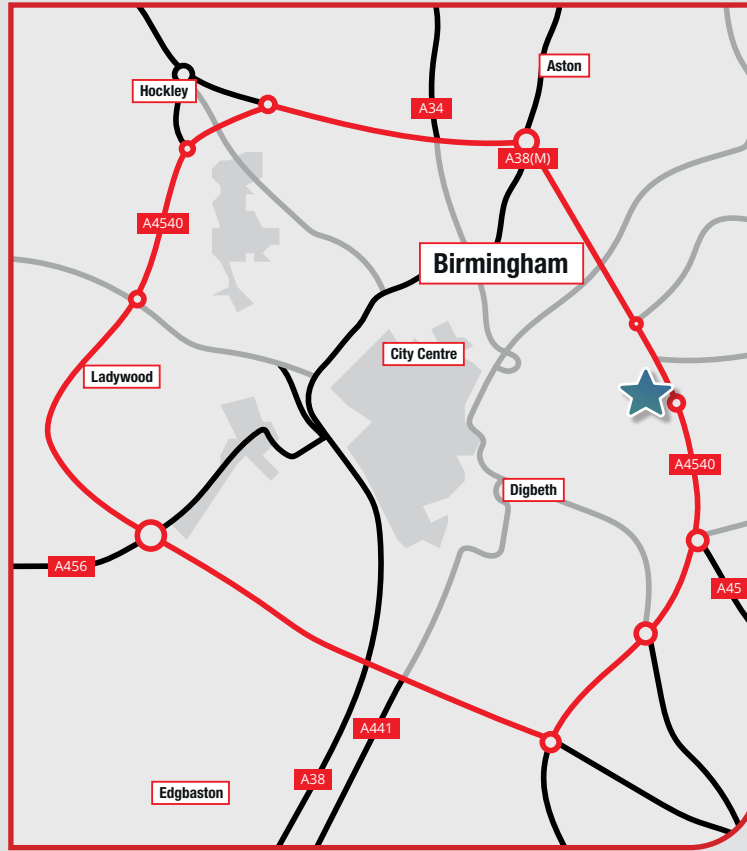
Birmingham

B4 7XH

- Standalone former car dealership
- Secure parking and yard areas
- 47,400 sq ft on 2.8 acres
- Prominent Inner Ring Road location
- Available on a flexible lease

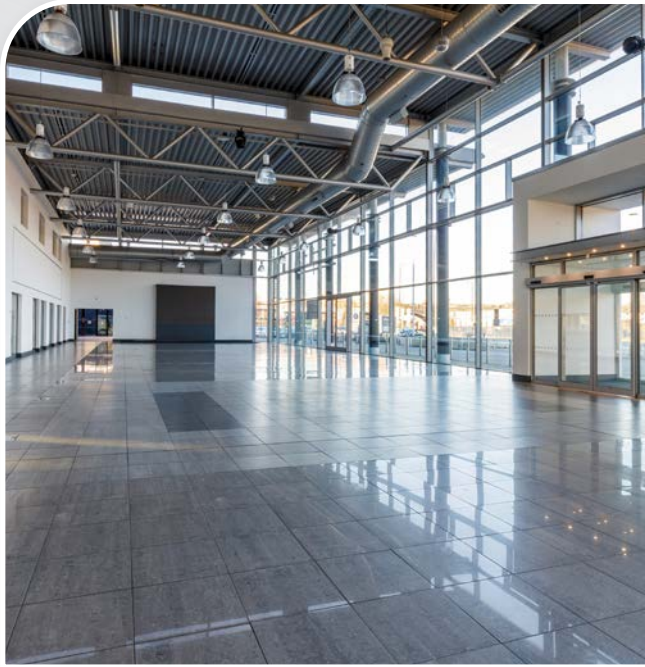
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Location

A mile from Birmingham City Centre, prominently on the edge of the Clean Air Zone on the Inner Ring Road at the roundabout junction of Lawley Middleway and Great Barr Street with substantial frontages on to both. The A38 Aston Express Way provides rapid access to the M6 (5.6 miles) and the national motorway network.

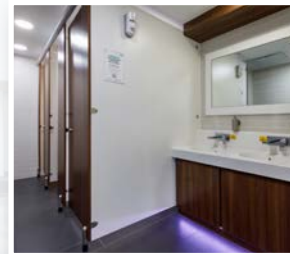


Description

A purpose-built car dealership constructed in 2003, primarily arranged in three sections; main showroom, workshop and a detached bodyshop, together with open and secure parking areas on three sides.

The buildings have heating and lighting. The workshop and bodyshop have full-height loading doors and the showroom is accessed via glazed sliding doors. The workshop has a minimum eaves height of 6.3m and the showroom 7.0m.

Vehicular access directly off Lawley Middleway at the front of the site and via Montague Street at the rear.



Accommodation

Main Building - Ground Floor	SQ FT
Showroom, Offices & Ancillary	17,498
MOT	1,237
Workshop	10,807
Valet	1,923
Main Building - First Floor	7,248
	38,713
Body Shop	
Ground Floor	4,392
Mezzanine	4,295
	8,687
TOTAL	47,400

Parking - 217 marked spaces

Tenure

New flexible lease – terms on application

Current Rating Assessment

Car showroom and premises
 RV £485,000
 Rates Payable £248,320 (2021/22)

EPC

Showroom B
 Workshop & bodyshop C
 Valet building D

VAT

All figures quoted are exclusive of Value Added Tax



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