

67 Sutton New Road

Erdington Birmingham B23 6QT

Lambert
Smith
Hampton

FOR SALE



On Behalf of:

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Birmingham
City Council

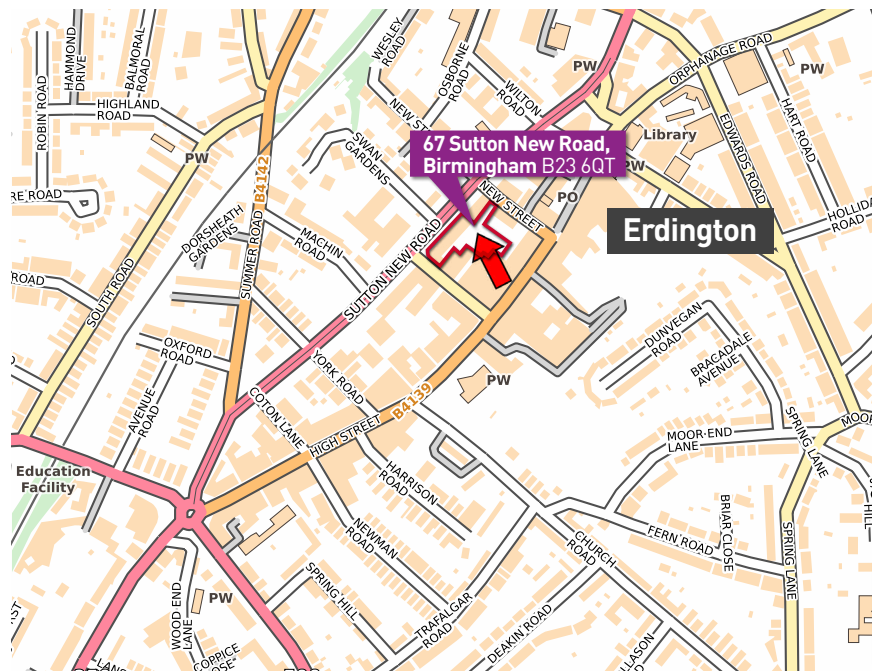
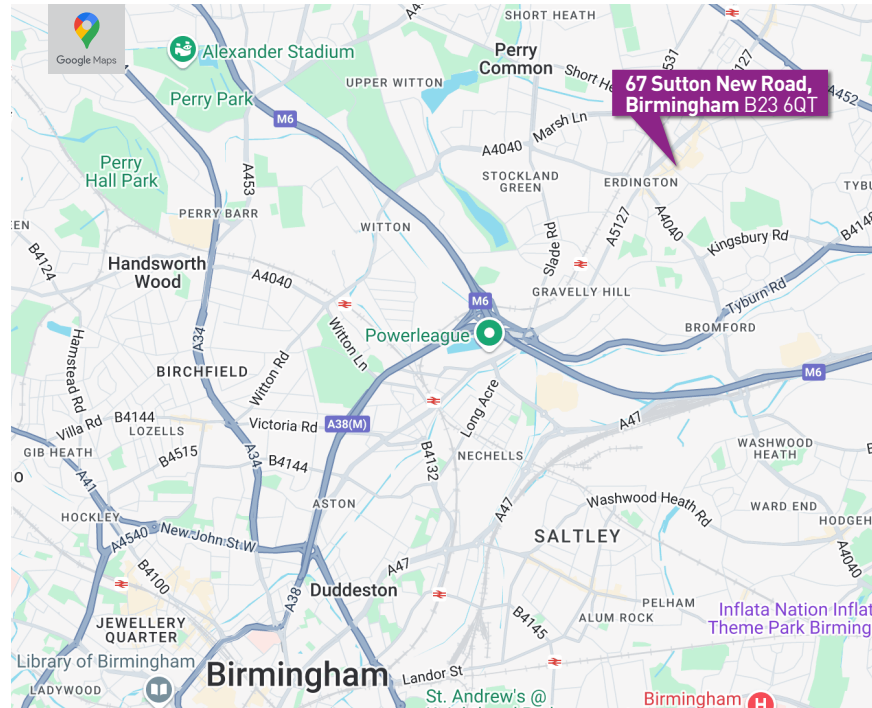
Freehold Office / Redevelopment Opportunity

Site extends to approx. 0.739 acres (0.299ha)



Investment Summary

- ✓ Town centre location
- ✓ 5 miles from Birmingham City Centre and 1.5 miles from J6 M6 motorway
- ✓ Well situated for local amenities and public transportation
- ✓ Four storey modern office building
- ✓ Gross Internal Area approx. 3,563.90 sq m (38,361 sq ft)
- ✓ Net Internal Area approx. 2,879.20 sq m (30,992 sq ft)
- ✓ Freehold
- ✓ Site extends to approx. 0.739 acres (0.299ha)
- ✓ Sold with Vacant Possession
- ✓ Offer are invited for the freehold interest, subject to contract
- ✓ Buyers will be required to pay the Vendor's reasonable professional fees and costs of sale (including VAT) as part of a purchase. These are estimated to be:
 - Agent's fees at £5,000 (exc VAT)
 - Legal fees of £5,000 (exc VAT)
 - Cost associated with the sale of £650 (exc VAT)



Location & Situation

The property is situated in Erdington, a suburb of Birmingham and being approximately 5 miles northeast of the City Centre. Given its urban setting, the town affords excellent communication links. The site is on Sutton New Road (A5127), which is one of the main arterial routes in the area and provides direct access to Spaghetti Junction, the A38(M) and M6 motorway. This infrastructure is further enhanced by excellent public transportation links. There is a mainline railway station providing a fastest journey time of approximately 15 minutes to Birmingham New Street and several bus routes connecting the City Centre and other nearby suburbs.

The immediate area is predominantly mixed-use in nature with residential, offices, leisure and retail uses being prominent. Being positioned on the edge of Erdington town centre, the site is just a 2-minute walk from all the retail and other amenities that you would expect to find.

Erdington has a population of around 21,500 with approximately 37% being between the age of 18 and 44 (source: Birmingham City Council Erdington Ward Fact Sheet).

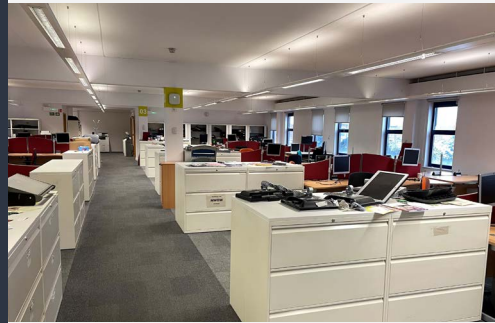
Red line Freehold site

Description

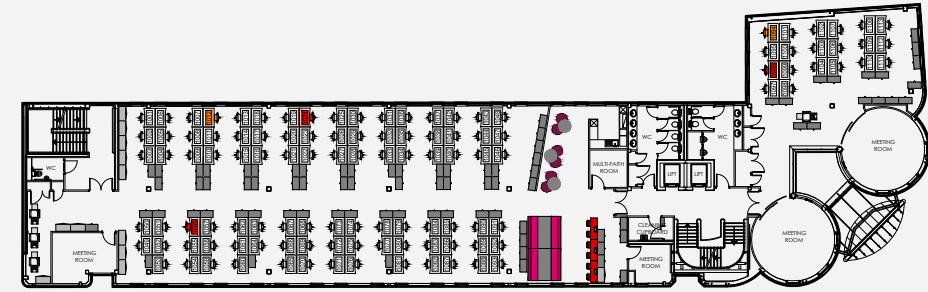
The property comprises a modern office building constructed over ground and three upper floors. It has a primary frontage onto Sutton New Road, with access to the large surface car park (approx. 37 vehicles) to the rear of the building from New Street.

Having previously been used as administrative offices by Birmingham City Council, the building has largely regular shaped floor plates, with the benefit of a main core towards the southwest end of the property providing 2x passenger lifts, stairwell and WC's. There is a second staircase to the north eastern end of the property providing a secondary means of escape.

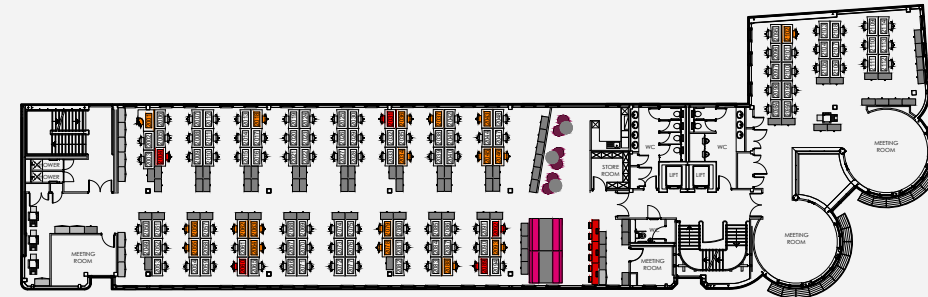
The main pedestrian entrance to the property is off Sutton New Road. There is a further entrance to the rear of the property accessed via the car park.



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice and provides the following approximate floor areas:

Floor	GIA		NIA	
Ground	889.0 sq m	9,569 sq ft	653.1 sq m	7,030 sq ft
First	902.1 sq m	9,710 sq ft	752.4 sq m	8,099 sq ft
Second	902.1 sq m	9,710 sq ft	752.4 sq m	8,099 sq ft
Third	870.7 sq m	9,372 sq ft	721.3 sq m	7,764 sq ft
Total	3,563.9 sq m	38,361 sq ft	2,879.2 sq m	30,992 sq ft

EPC

The property has an Energy Performance Asset Rating of **B (48)**.

* floor plans are indicative of the current office layout

Planning

In our opinion, the property would lend itself to redevelopment (subject to the necessary consents), if a purchaser wished to repurpose the site. The combination of its urban setting, proximity to essential amenities and public services, presents a solid foundation for creating a desirable residential development. Planning Policy GZ23 Growth Zones, encourages the expansion of town centre living and the building could be converted to residential in accordance with the General Permitted Development Order, which was amended from 5 March 2024 to remove the floorspace upper limit.

Proposal

Unconditional offers are invited for the freehold interest, subject to contract.

Tenure

The property is **Freehold**. It is shown for indicative purposes as outlined in red on the attached plan.

The property is being sold with **vacant possession**.

The freehold site extends to approximately **0.739 acres (0.299 ha)**.

Purchasers should be aware that there will be an **absolute prohibition** on the property being used in the future as an **HMO**.

Data-Room

Interested parties requiring access to the data room should register their interest to view supporting documents.

On Behalf of:



67 Sutton New Road, Erdington, Birmingham B23 6QT



Contact

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Anti-money laundering

In accordance with HMRC requirements, all bidders will be required to provide the necessary information to satisfy Anti-money Laundering checks.

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