

14 Fortnum Close, Kitts Green, Birmingham, B33 0JX

Colliers

Vacant Freehold Industrial Opportunity



On behalf of Liquidators



Google Maps

[View the property here](#)

Vacant Freehold Industrial Opportunity



Summary

- Vacant Freehold industrial opportunity situated in an **established industrial area in the West Midlands**.
- Fortnum Close provides **excellent connectivity**, being 4.1 miles from J4 of the M6, 4.3 miles from J6 of the M42 and approximately 9 miles from Birmingham Airport.
- Property **comprises 5,293 sq ft of workshop, office and ancillary accommodation**.
- Enclosed yard area suitable for **storage and loading services**.
- Ready for **immediate occupation or refurbishment and reletting**,
- **Strong reversionary potential**.
- **On behalf of Liquidators**.

Offers in excess of **£325,000 (Three Hundred and Twenty-Five Thousand Pounds)**, subject to contract and exclusive of VAT.

A purchase at this level would reflect a **low capital value of £60 per sq ft**.

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Location

Kitts Green is a suburban area in the east of Birmingham, located circa 9.0 miles from the centre of Birmingham City Centre.

The area is characterised by being a residential suburb with surrounding industrial areas, including Garrets Green Industrial Estate and Ace Business Park.

Fortnum Close in Kitts Green is accessed from Mackadown Lane which links to The Radleys and Brays Road, leading to the A45. It's location benefits from excellent links to the West Midlands, as well being situated a short distance away from major road networks providing access to the north and south of the country.

The property is well connected, located circa 4.3 miles from J6 of the M42, 4.1 miles from J4 of the M6. Additionally, the property sits circa 3.2 miles from Birmingham Airport and 9.3 miles from Birmingham New Street station.

Birmingham New Street station (25 minutes), is a central hub of the British railway system offering national rail connectivity, including Manchester Piccadilly (1 hour 29 minutes) and London Euston (1 hour 21 minutes).

Birmingham Airport (9 minutes) provides excellent domestic and international passenger and freight connectivity.

The area is home to notable occupiers including PGS Global Logistics and Rodatex Systems.

Location	Distance	Time
Birmingham	9 miles	25 mins
Manchester	90 miles	2 hr 10 mins
London	112 miles	2 hrs 30 mins

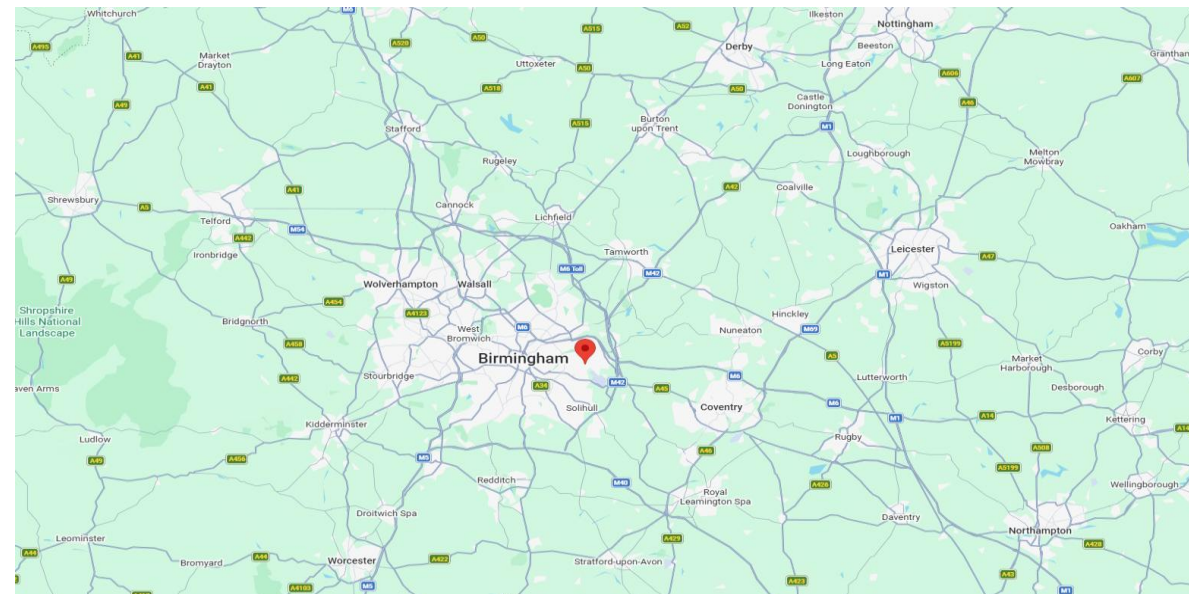
Road	Distance	Time
A45	5.1 miles	14 mins
M42 (J6)	4.1 miles	10 mins
M6 (J4)	4.1 miles	10 mins

Airport	Distance	Time
Birmingham	3.2 miles	9 mins
Manchester	82 miles	1 hr 45 mins
London Heathrow	106 miles	2 hr 15 mins

Situation

The property is situated amongst a terrace of industrial units on the southern side of Fortnum Close.

Access to the property is via Mackadown Lane which links the A45 off The Radleys and Brays Road.



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Description

The property comprises a single storey, mid-terrace industrial unit which was purpose built in the 1960s as part of a wider industrial estate development. The unit is of traditional industrial design and provides a combination of warehouse, office and ancillary accommodation, lending itself to a range of light industrial, storage, or trade counter uses.

The property extends to approximately, 5,293 sq ft of internal floor space. In its current state, the accommodation is arranged to provide a primary warehouse/workshop area, together with separate office accommodation and WC facilities.

The warehouse proportion of the property is constructed of masonry elevations, which sits beneath a corrugated sawtooth roof. The warehouse benefits from front and rear access, as well as a roller shutter door to the front of the property which leads to a front service yard area.

The main access to the property is at the front of the building and leads directly into the office accommodation. The office space is arranged under a flat roof and provide functional administrative space to support the warehouse operations. The office area benefits from single-glazed windows, looking out to the front of the property, and heating services.

Externally, the property sits on a site extending to 0.17-acres, which includes circa 600 sq ft of open yard space, which is positioned to the left hand side of the front of the building. This area is suitable to provide loading/storage provisions, or alternatively acting as an area to provide space for staff or customer parking.

Accommodation

	GIA (sq ft)	GIA (sq m)
Workshop	4,623	429.48
Office	316	29.35
Ancillary Accommodation	354	32.88
Total Floor Area	5,293	491.73



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Proposal

We are instructed to seek offers in excess of **£325,000 (Three Hundred and Twenty-Five Thousand Pounds)**, Subject to Contract and exclusive of VAT.

A purchase at this level would reflect a **low capital value of £60 per sq ft.**

On behalf of Liquidators.

Money Laundering Regulations

In accordance with Money Laundering Regulations, two forms of identification and confirmation of the source of funds will be required from the purchaser.

VAT

Enquiries are being made with HMRC to establish the position in relation to VAT. All figures are quoted exclusive of VAT.

EPC

EPC available on request.

Contacts

For further information or to arrange a viewing, please contact:

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On behalf of Joint Administrators, who act as agent and without personal liability.