

5 TAMESIDE DRIVE, WITTON, BIRMINGHAM, B6 7AY



TO LET

YARD FACILITY

Circa, 1.25 Acres/0.51 of a hectare (Net)

- Within close proximity to Holford and Junction 6 Industrial Estates, Brookvale Trading Estate & The Hub Technology Park.
- Circa, 1.25 miles from Junction 6 of the M6 motorway, "Spaghetti Junction".
- 2.5 miles north of Birmingham City Centre.



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LOCATION

The subject land is accessed via Tameside Drive, located with relative close proximity to the intersection with Holford Way/Brookvale Road.

In terms of distribution/industrial/warehouse/external storage, the location would be considered prime.

Surrounding areas include Holford, Brookvale and Junction 6 Industrial Estates and the Aston Hub Technology Park (development ongoing).

Excellent communicational links.

Junction 6 of the M6 motorway, "Spaghetti Junction" is situated approximately circa 1.25 miles south east.

Birmingham City Centre is located approximately 2.5 miles due south.

DESCRIPTION

The subject land, fundamentally rectangular in shape, extends to **circa, 1.25 acres/0.51 of a hectare** (net of pylon).

Access is via a shared driveway (hatched blue) (adjoining occupier), whereby rights of access are enjoyed.

MAINS SUPPLIES

It is important to note that the site does not have the advantage, at present, of any mains supplies .

TERM

To be negotiated.

RENTAL

£80,000 per annum exclusive.

RENTAL PAYMENTS

Quarterly in advance.

VAT

VAT is applicable.

BUSINESS RATES

At present, the site does not attract a separate business rate assessment.

Further information is available from the sole letting agents.

OCCUPATION

Immediate occupation is available upon completion of all legal formalities.

LEGAL COSTS

Each party to bear their proper reasonable legal costs.

ANTI MONEY LAUNDERING

Two forms of ID will be required from any ingoing tenant.

For More Information Contact:

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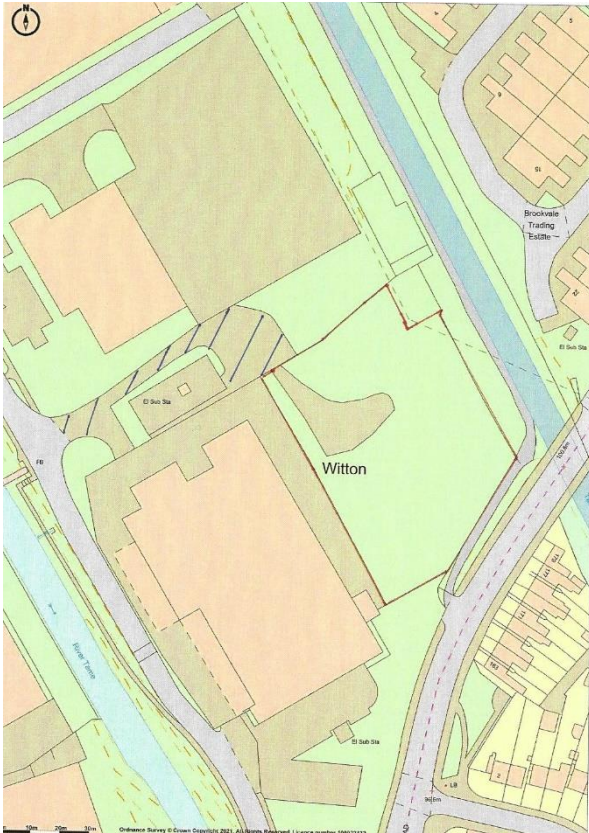
Tameside Drive



Subject Land



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NOTICE

STEPHENS McBRIDE - as agents for the Vendor and for themselves, give notice that:

1. These particulars do not constitute an offer, or contract, or any part thereof and none of the statements contained in the Particulars as to the property is to be relied on as a statement or representation of fact.
2. An intending Purchaser **MUST** satisfy himself by inspection or otherwise, as to the accuracy of the statements herein. Such statements are made in good faith but without responsibility on the part of Stephens McBride or the Vendor.
3. The Vendor does not make or give, nor is Stephens McBride or its staff authorised to make or give any representation or warranty in respect of this property.

In the event of any inconsistency between these particulars and the Conditions of Sale, the latter shall prevail.

SUBJECT TO CONTRACT

The terms Vendor and Purchaser shall where the context requires be deemed to refer to Lessor and Lessee respectively.