

5 TAMESIDE DRIVE, WITTON, BIRMINGHAM, B6 7AY



**FREEHOLD FOR SALE
LAND/YARD FACILITY/POTENTIAL
DEVELOPMENT SITE**

Circa 1.2 acres/0.48 of a hectare (net)

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



Stephens McBride Chartered Surveyors & Estate Agents
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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 industrial/warehouse accommodation, 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 1.2 acres/0.48 of a hectare** (net of pylon).

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

MAINS SUPPLIES

At present, the site does not have the benefit of any mains supplies connected.

Further information – availability/costings are available from the sole selling agents.

CONSIDERATION

Offers in excess of **£1.2 M (One Million Two Hundred Thousand Pounds)** are invited for this value freehold interest.

VAT

VAT is applicable.

For More Information Contact:

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SMB
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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.