

DARTMOUTH MIDDLEWAY, BIRMINGHAM, B7 4LT



TO LET

SECURE SITE/YARD FACILITY

0.5 of an acre/0.2 of a hectare

- Extremely prominent corner position – extensive frontage onto Dartmouth Middleway (main arterial route – considerable traffic flow).
- Outside of the clean air zone.
- Within close proximity to Dartmouth Circus/Aston Expressway (A38M).
- Within close proximity to Birmingham City Centre.
- Within close proximity to Birmingham City University, Aston University, Birmingham Science Park and Millennium Point/Thinktank.



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LOCATION

The subject site occupies an extremely prominent corner position, situated at the intersection of Heneage Street and Dartmouth Middleway (A4540 – main arterial route – considerable traffic flow), located directly opposite Birmingham Science Park/Advanced Transport and Infrastructure National College (adjoining a big yellow self storage facility).

Dartmouth Middleway provides direct access to Dartmouth Circus/commencement of the main Aston Express Way (A38M), which in turn provides direct access to junction 6 of the M6 motorway (“Spaghetti Junction”).

Birmingham City Centre is located approximately half a mile due west.

Birmingham City & Aston Universities, Millennium Point/Thinktank are within close proximity.

DESCRIPTION

The subject site (level/rectangular), extends to circa **0.5 of an acre/0.2 of a hectare.**

Secure boundary fencing.

TERM

The landlord requires a 3 year term.

RENTAL

£40,000 per annum exclusive.

RENTAL PAYMENTS

Quarterly in advance.

VAT

VAT is not applicable.

MAINS SUPPLIES

The landlord does not have any knowledge with regard to mains supplies connected.

RENT BOND

The landlord will require a 3 month rent bond, which will be returned in full, when the site is vacated on the basis that there are no rent arrears and all other terms and conditions of the lease document have been satisfied.

PLANNING

The site/land is suitable to be utilised on the basis of a variety of uses.

The landlord will agree to a subject to planning transaction.

OCCUPATION

Immediate occupation is available on completion of all legal formalities.

LEGAL COSTS

Each party to bear their own proper reasonable legal costs.

VIEWINGS

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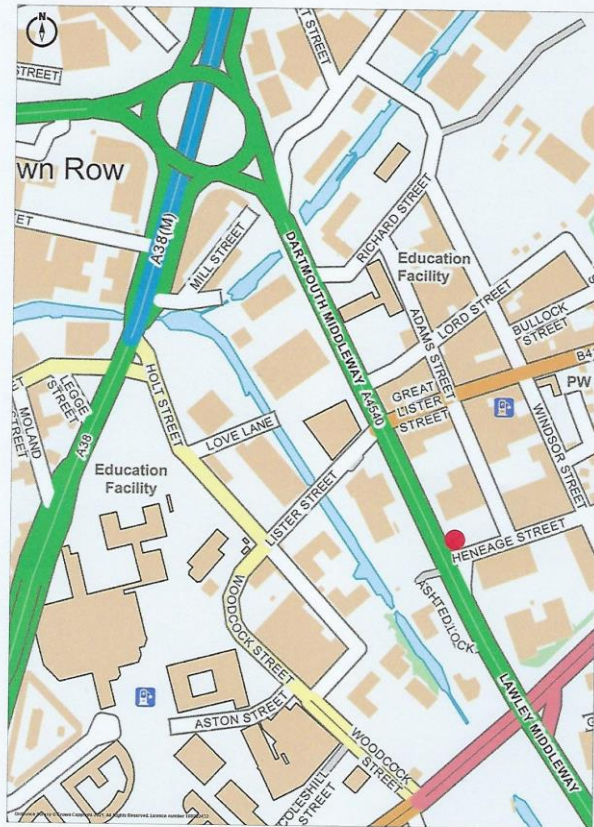
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SUBJECT TO CONTRACT

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