

GEORGE STREET/SPON LANE/TRINITY WAY, WEST BROMWICH, B70 6NH



TO LET

YARD FACILITY

3.25 acres/1.31 hectares

- Extensive frontages onto George Street, Spon Lane and Trinity Way (A4031).
- Within close proximity to the Black Country Spine Route (A41).
- Boundary fencing/concrete surfaces.
- Mains supplies include electricity, water and drainage.
- The yard facility adjoining West Bromwich town centre/Sandwell College,
- Accessed by both Trinity Way (A4031) and George Street.
- Circa a half a mile from Junction 1 at the M5 motorway.
- Within close proximity to the main intersection of the M5 and M6 motorways (Rayhall Interchange).



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LOCATION

The yard facility can be accessed via both Trinity Way (A4031) and George Street (extensive frontages).

West Bromwich has benefitted from considerable regeneration/re-development over the last 5/10 years, including retail (New Square – Tesco/Astle Retail Park), office accommodation (BT and West Bromwich Building Society), leisure/hotels (Premier Inn) and residential.

The area benefits from excellent communicational links:

- (a) Junction 1 of the M5 motorway is located approximately half a mile south east.
- (b) Junction 1 is located approximately three miles due south of the main intersection of the M5 and M6 motorways (Rayhall Interchange).
- (c) The town centre adjoins the "Black Country Spine Route" – A41 (dual carriageway link between Junction 1 of the M5 motorway and Junction 10 of the M6 motorway).

West Bromwich is situated approximately six miles north west of Birmingham city centre.

DESCRIPTION

Surfaced (concrete), enclosed yard facility, which enjoys extensive frontages onto Spon Lane, George Street and Trinity Way.

ACCOMMODATION

3.25 acres/1.31 hectares

TERM

A five year lease agreement.

RENTAL

£81,250 p.a. exclusive.

RENTAL PAYMENTS

Quarterly in advance.

VAT

VAT is not applicable.

MAINS SUPPLIES

The site has the advantage of mains electricity, water and drainage.

PERMITTED USE

The site was formerly occupied by the West Bromwich Spring Limited Company (demolished – general/heavy industrial).

We are of the opinion that the site is suitable for a variety of uses.

Any interested party should make their own proper enquiries of the local planning authority.

OCCUPATION

Immediate occupation is available on completion of all legal formalities.

LEGAL COSTS

Each party to bear their own proper reasonable legal costs.

For More Information Contact:

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LANDMARK INFORMATION

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