

YARD FACILITY, ADJOINING 51 GREEN STREET, WEST BROMWICH, B70 6DL



TO LET

YARD FACILITY

**0.09 of an acre/0.04 of a hectare
(circa, 4,000 sq.ft/371.61 sq.m)**

- Regular/rectangular in shape – concreted surfaces.
- Gated entrance – Landlord to install a drop curb.
- Circa, 1 mile from junction 1 of the M5 motorway.
- Within close proximity to the Black Country Spine Route.
- Adjoining Kenrick Way.

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LOCATION

The subject site is accessed via Green Street, adjoining the intersection with Kenrick Way (A4182).

Kenrick Way provides direct dual carriageway access to junction 1 of the M5 motorway (circa, 1 mile north east).

Junction 1 is located approximately 2 miles, due south of the main intersection of the M5 & M6 motorways (Ray Hall Interchange).

Ease of access to the "Black Country" spine route.

The area adjoins West Bromwich Town Centre.

DESCRIPTION

Level, rectangular in shape, secure, surfaced (concrete) gated yard facility.

The Landlord is in the process of installing a drop curb.

ACCOMMODATION

0.09 of an acre/0.04 of a hectare
(circa, **4,000 sq.ft/371.61 sq.m**)

ASKING RENTAL LEVEL

£12,000 pax

RENTAL PAYMENTS

Quarterly in advance.

BUSINESS RATES

At present, the site does not attract a separate Business Rate Assessment.

Further information is available from the sole letting agents.

TERM

A 3 year term.

PERMITTED USE

All uses will be considered, with the exception of any form of plastic/household waste recycling.

VAT

VAT is not applicable

LEGAL COSTS

Each party to bear their own proper reasonable legal costs.

OCCUPATION

Immediate occupation is available on completion of all legal formalities.

ANTI MONEY LAUNDERING

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

For More Information Contact:

Robert Taylor BSc MRICS

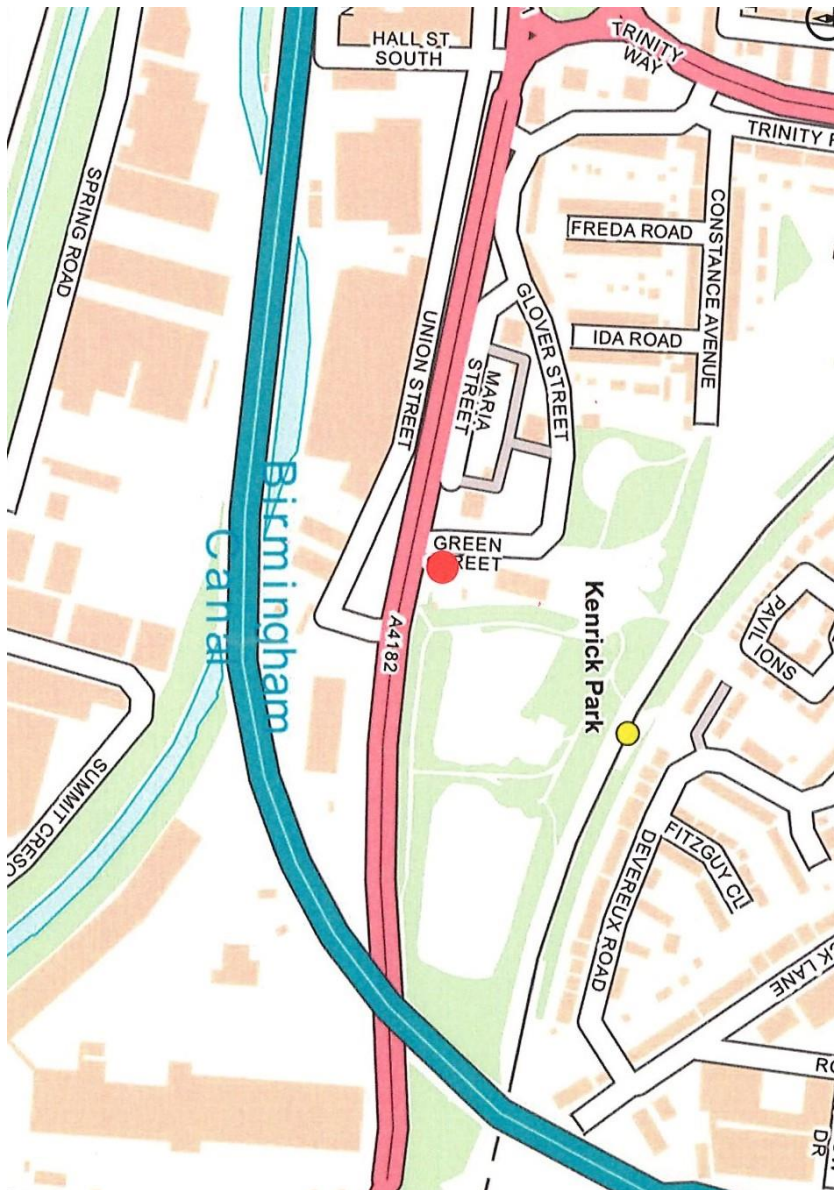
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NOTICE

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.