

PALMERS FARM BUSINESS PARK, VALLEY ROAD, EARLSWOOD, SOLIHULL, WEST MIDLANDS, B94 6AB



TO LET

YARD AREAS A,B,C & D

- Palisade fencing/gates to be erected to meet a tenant's specific requirements.
- Mains electricity will be provided.
- On site toilet facilities
- Circa 3.5 miles from Junction 4 of the M42 Motorway.
- Circa 3.5 miles from Junction 3 of the M42 Motorway.
- 5.7 miles south east of Solihull Town Centre.
- In addition two, portal framed warehouse facilities are available, each extending to circa 2,000 sq.ft/185.8 sq.m.



Stephens McBride Chartered Surveyors & Estate Agents
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LOCATION

Palmers Farm Business Park is accessed via a shared/private driveway, which in turn is accessed via Valley Road.

Junction 3 of the M42 Motorway is located approximately 3.5 miles south west and Junction 4, 3.5 mile north east.

Junctions 3 & 4 are within relative close proximity to the main intersection with the M40 Motorway.

Solihull Town Centre is located approximately 5.7 miles north west.

Access to the Business Park is via recently installed, electronic security gates.

DESCRIPTION

Surfaces (hardcore) have recently been levelled and compacted, including all private driveways.

Palisade gates/fencing will be erected to suit an individual occupier's specific requirements.

Mains electricity will be provided.

On site toilet facilities.

SITE AREAS

Yard A – **10,000 sq.ft/929 sq.m**
Yard B – **7,125 sq.ft/661.93 sq.m**
Yard C – **6,400 sq.ft/594.57 sq.m**
Yard D – **13,725 sq.ft/1,275.08 sq.m**

TERM

A 3 year lease agreement.

INDUSTRIAL/WAREHOUSE FACILITIES

It should be noted that two, ground floor warehouse/industrial facilities, which are of a portal framed construction, are also available, each extending to circa **2,000 sq.ft/185.8 sq.m** (adjoined/could combine).

ASKING RENTAL LEVELS

Yard A – POA.
Yard B - POA.
Yard C - POA.
Yard D - POA.

RENTAL PAYMENTS

Quarterly in advance.

VAT

VAT is not applicable .

BUSINESS RATES

At present, the various site areas are not assessed for business rates purposes.

Further information is available from the sole letting agents.

RENT BOND

A rent bond will be required, equivalent to one quarter's rent.

The monies will be returned in full, at the end of the term, on the basis that there are no rent arrears and all other terms & conditions of the lease agreement have been satisfied.

SERVICE CHARGE

A service charge is levied, for the upkeep of all of the common areas/roadways/toilet facilities, at a level of **25p per sq.ft.**

OCCUPATION

The landlord will require a 4 week completion period, from the date of exchange, to enable palisade fencing/gates to be erected.

LEGAL COSTS

Each party to bear their own proper reasonable legal costs.

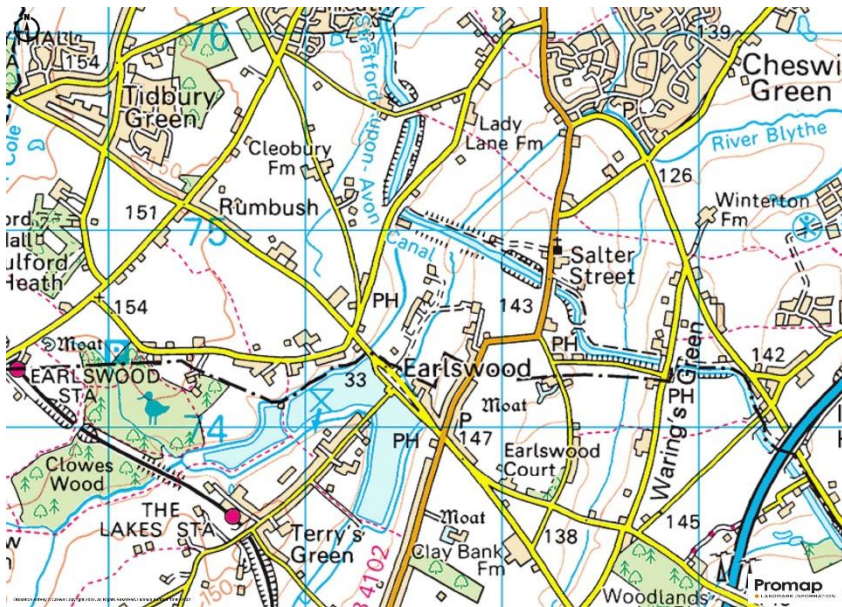
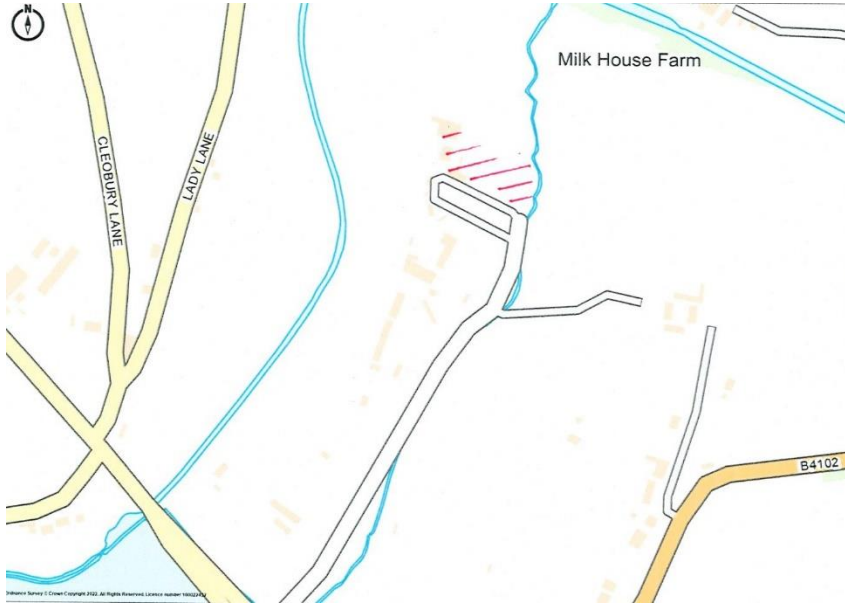
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NOTICE

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.