

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



## TO LET

### RECENTLY DEVELOPED, GROUND FLOOR WAREHOUSE FACILITIES

Unit 1 – **1,625 sq.ft/150.97 sq.m**

Unit 2 – **1,625 sq.ft/150.97 sq.m**

- 2, separate, self-contained, ground floor warehouse facilities, available as a whole or individually.
- Portal framed – eaves height 22ft/6.7m.
- Each unit has the benefit of a substantial, electrically operated roller shutter door.
- Off-street car parking.
- 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.



Stephens McBride Chartered Surveyors & Estate Agents  
Malvern House, New Road, Solihull, B91 3DL

Tel: 0121 706 7766

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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 inter-section 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

The 2 units provide, recently developed, ground floor, portal framed, industrial/warehouse accommodation.

Solid concrete floor structure.

Each unit will have the benefit of a substantial, electrically operated, roller shutter door.

Apex height, circa **22ft/6.7m**.

Excellent natural light.

Excellent off-street loading/car parking.

Sodium lighting.

## ACCOMMODATION

Available as a whole or individually

Unit 1 – **1,625 sq.ft/150.97 sq.m**

Unit 2 – **1,625 sq.ft/150.97 sq.m**

## TERM

The units are available on the basis of, 3 year FRI lease agreements.

## MAINS SUPPLIES

Each unit will have the benefit of a 3 phase electrical supply.

## TOILET FACILITIES

The site provides, male and female toilet facilities.

## ASKING RENTAL LEVEL

Unit 1 - **£1,500 p.c.m.**

Unit 2 - **£1,500 p.c.m.**

## VAT

VAT is applicable.

## RENTAL PAYMENTS

Quarterly in advance.

## SERVICE CHARGE

A nominal service charge is levied.

Further information is available from the sole letting agents.

## OCCUPATION

Immediate occupation is available upon completion of all legal formalities.

## LEGAL COSTS

Each party to bear their own proper reasonable legal costs.

## 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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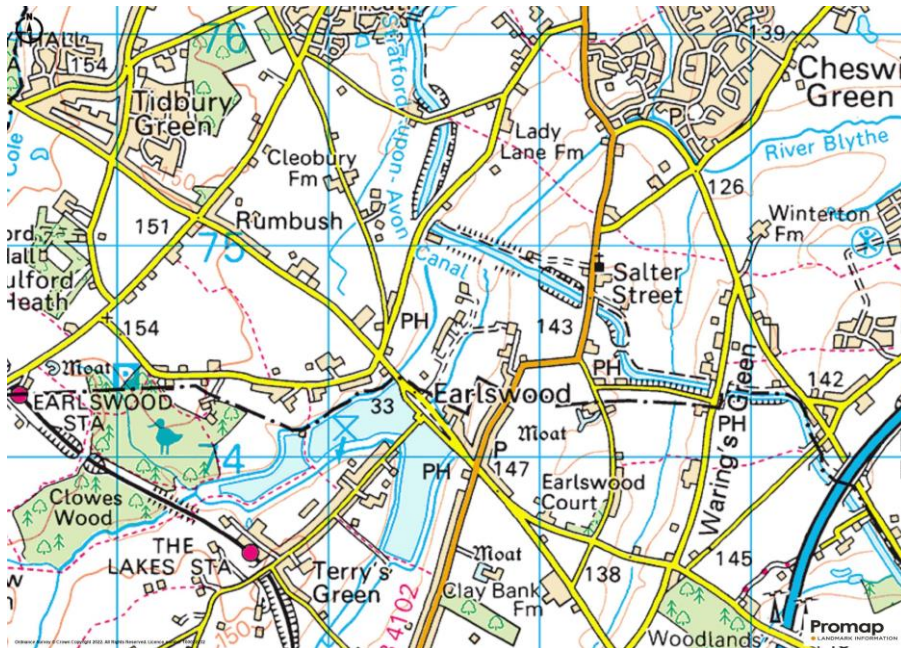
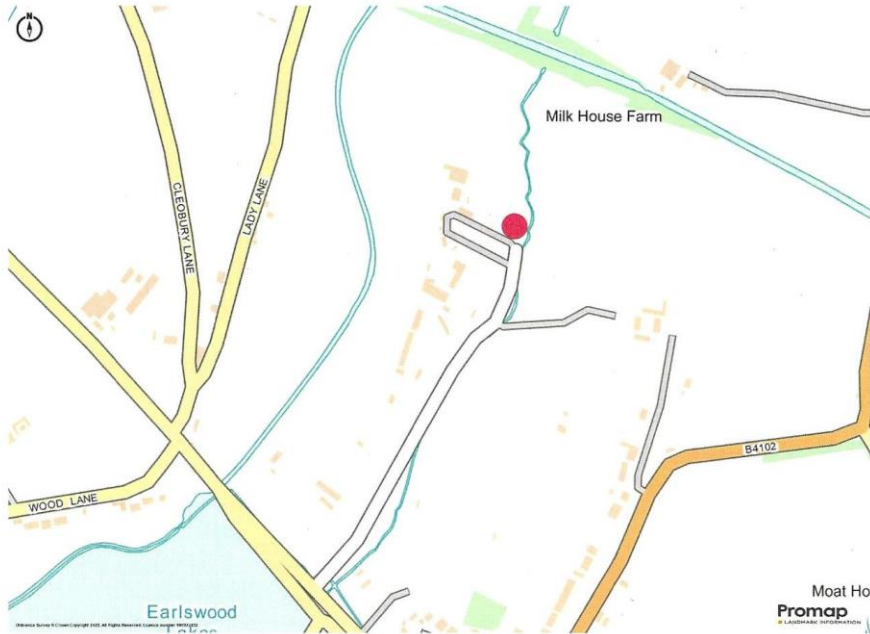


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## NOTICE

**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.