

PARSONAGE STREET, OLDBURY, WEST MIDLANDS, B69 4PN



TO LET

SECURE/SURFACED YARD FACILITY

0.2 acre/0.08 hectare

- Secure palisade fencing
- Fully surfaced
- High quality portacabin office accommodation
- Circa 1¼ miles from Junction 1 of the M5 motorway
- Circa 1 mile from Junction 2 of the M5 motorway.



Stephens McBride Chartered Surveyors & Estate Agents
One, Swan Courtyard, Coventry Road, Birmingham, B26 1BU
Tel: 0121 706 7766 Fax: 0121 706 7796
www.smbsurveyors.com

PARSONAGE STREET, OLDBURY, WEST MIDLANDS, B69 4PN

LOCATION

The subject site /secure yard facility enjoys an extensive frontage onto Parsonage Street, situated within close proximity to the intersection with Pope's Lane.

The area benefits from excellent communicational links.

Junction 1 of the M5 motorway is located approximately 1¼ miles north west (dual carriageway access via Oldbury Road/Telford Way/Kenrick Way).

Junction 1 is situated approximately 3 miles due south of the main intersection of the M5 and M6 motorways (Ray Hall Interchange).

Junction 2 of the M5 motorway is located approximately 1 mile south west.

Main arterial routes within close proximity include Birmingham New Road (A4123) and the Black Country Spine Road (A41 – dual carriageway link between Junction 1 of the M5 motorway and Junction 10 of the M6 motorway).

DESCRIPTION/SITE AREA

The site (surfaced) extends to **circa 0.2 acre/0.08 hectare**.

- Secure palisade fencing.
- High quality, portacabin office accommodation, which includes toilet facilities and a kitchen.

For More Information Contact:

Robert Taylor BSc MRICS

T: 0121 706 7766

E: robert@smbsurveyors.com

TENURE

The site is available on the basis of a three year lease agreement at an asking rental of **£15,000 p.a.** exclusive .

RENTAL PAYMENTS

Quarterly in advance.

VAT

VAT is applicable.

BUSINESS RATES

At present, the site is not subject to any Business Rate liability.

MAINS SUPPLIES

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

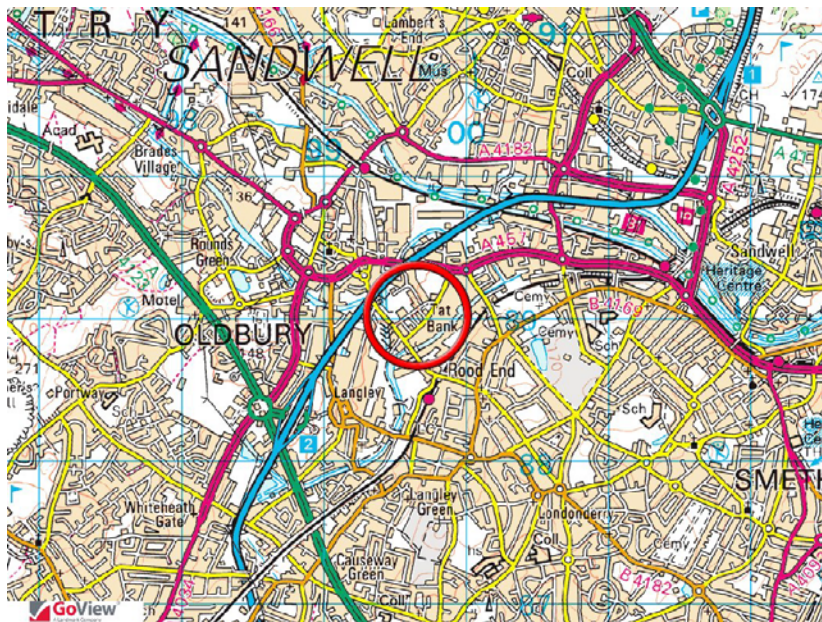
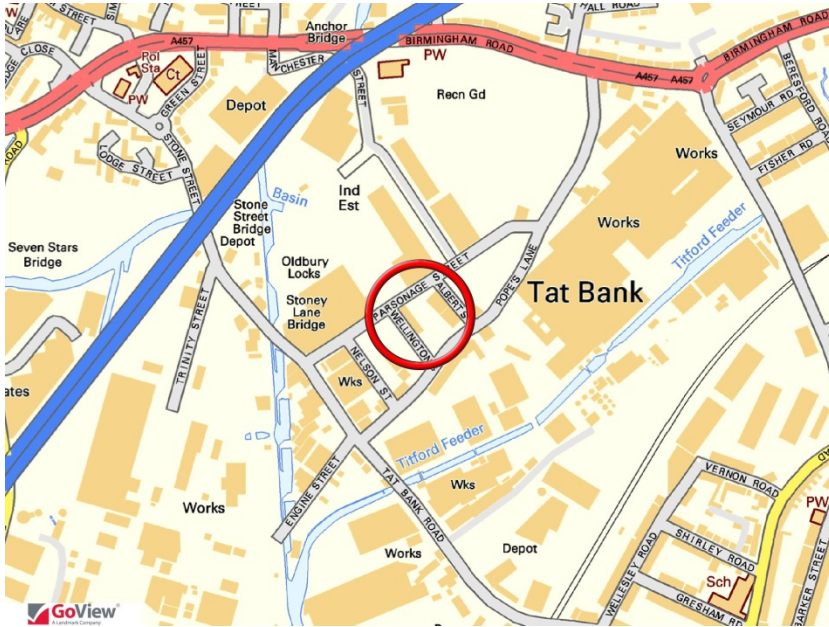
OCCUPATION

Immediate occupation is available on completion of all legal formalities.

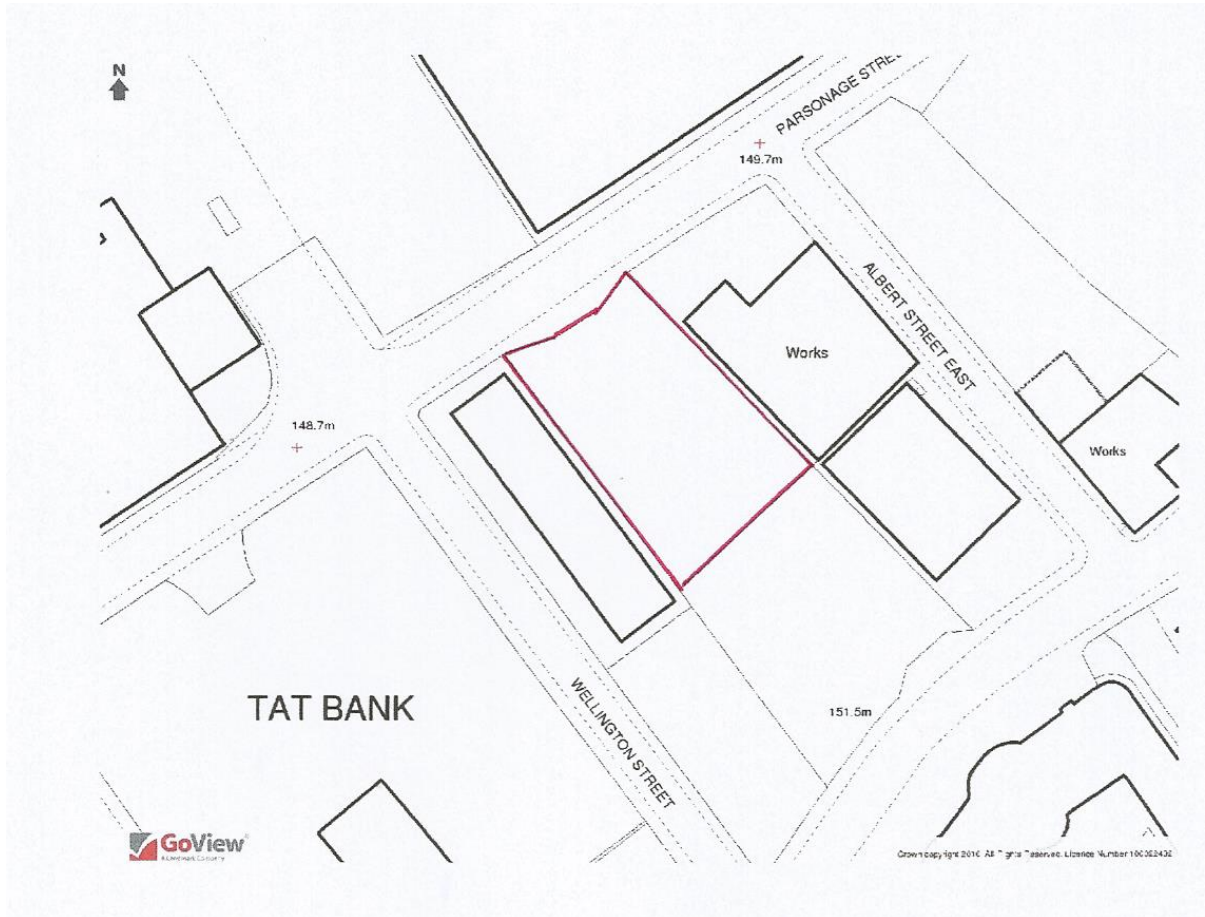
LEGAL COSTS

Each party to bear their own proper reasonable legal costs.

PARSONAGE STREET, OLDBURY, WEST MIDLANDS, B69 4PN



PARSONAGE STREET, OLDBURY, WEST MIDLANDS, B69 4PN



PARSONAGE STREET, OLDBURY, WEST MIDLANDS, B69 4PN

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.