

# SECURE YARD FACILITY, RUPERT STREET, ASTON, BIRMINGHAM



## TO LET

### SECURE YARD FACILITY - 4 Acres/1.62 Hectares

- The site area enjoys an extensive frontage onto Rupert Street.
- Within close proximity to Nechell's/Heartlands Parkway (A47).
- Within close proximity to the main Aston Expressway (A38M).
- Circa 1 mile from Birmingham City Centre.



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## LOCATION

The site area enjoys an extensive frontage onto Rupert Street.

Junction 6 of the M6 Motorway, “Spaghetti Junction” is located approximately 1¼ miles due north.

Birmingham City Centre is situated approximately 1 mile south west.

The site is within relative close proximity to Nechell’s/heartlands Parkway (A47) and the main Aston Expressway (A38M).



## SITE AREA

Site area – **4 acres/1.62 hectares.**

Surfaces with regard to the site are either solid concrete or compacted ground/hard core. It should be noted that prior to completing the lease document, the landlord will completely clear the site area of all vegetation and provide a new main, gated entrance.



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## TENURE

The site is available on the basis of a 5 year lease agreement (contracted outside of the landlord and tenant legislation).

## RENTAL

**£100,000 per annum exclusive.**

## RENTAL PAYMENTS

Quarterly in advance.

## VAT

VAT is applicable.

## RATING ASSESSMENT

The site, as yet have not been separately assessed.

Further information is available from the sole letting agents.

## OCCUPATION

Immediate occupation is available on completion of all legal formalities.

### **For More Information Contact:**

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## LEGAL COSTS

Each party to bear their own proper legal costs.

# SECURE YARD FACILITY, RUPERT STREET, ASTON, BIRMINGHAM

SITE AREA B



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## NOTICE

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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.

