

202 SPRING ROAD, TYSELEY, BIRMINGHAM, B11 3DW



TO LET

YARD FACILITY

.22 of an acre/0.09 of a hectare

- Substantial frontage onto Spring Road.
- Within close proximity to Spring Road railway station.
- Competitive rental level
- Within close proximity to the main Warwick Road (A41).
- Within close proximity to the main Stratford Road (A34)
- Circa five miles from Birmingham City Centre.
- Circa four miles from Solihull Town Centre.



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

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LOCATION

The subject yard facility enjoys an extensive frontage onto Spring Road, situated within relative close

proximity to the intersection with Shaftmoor Lane (B4217).

Shaftmoor Lane provides direct access to the main Stratford Road (A34).

Summer Road/Westley Road provide direct access to the main Warwick Road (A41).

Birmingham City Centre is situated approximately five miles north west and Solihull Town Centre circa four miles south east.

DESCRIPTION/SITE AREA

The subject land extends to circa .22 acre/0.09 hectare.

VAT

VAT is not applicable.

BUSINESS RATES

The site has not yet been separately assessed.

Further information is available from the sole letting agents.

TERM

3 year lease agreement.

ASKING RENTAL LEVEL

£12,500 per annum exclusive.

RENTAL PAYMENTS

Quarterly in advance.



For More Information Contact:

Robert Taylor BSc MRICS

T: 0121 706 7766

E: robert@smbsurveyors.com

SMB
Stephens McBride

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RENT DEPOSIT

The landlord will require a rent deposit – three months.

MAINS SUPPLIES

We are advised that the property has the advantage of mains electricity (capped), water and drainage.

Any interested party should make their own enquiries of the relevant authorities.

OCCUPATION

Occupation is available on completion of all legal formalities.

LEGAL COSTS

Each party to bear their own proper reasonable costs.

For More Information Contact:

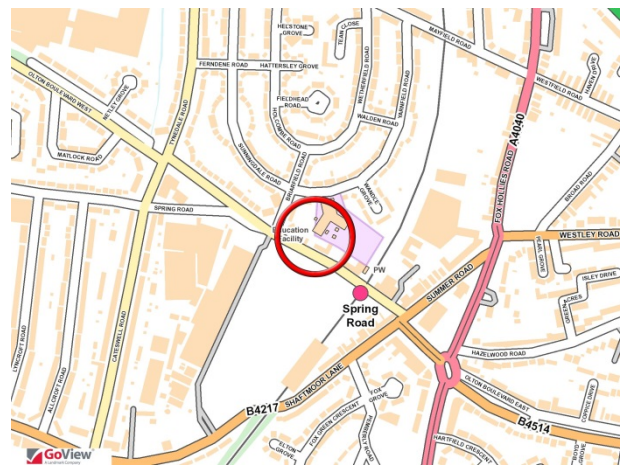
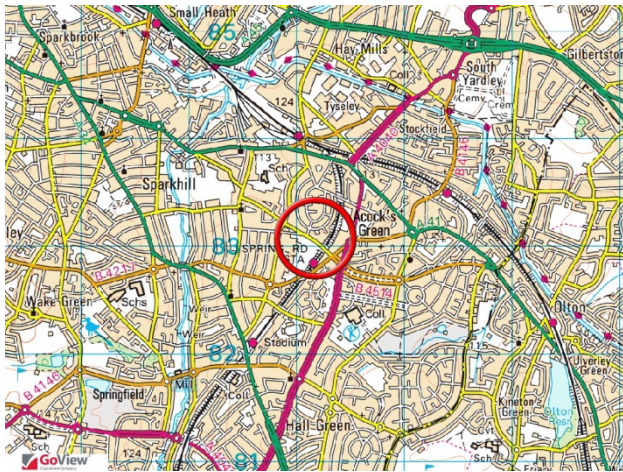
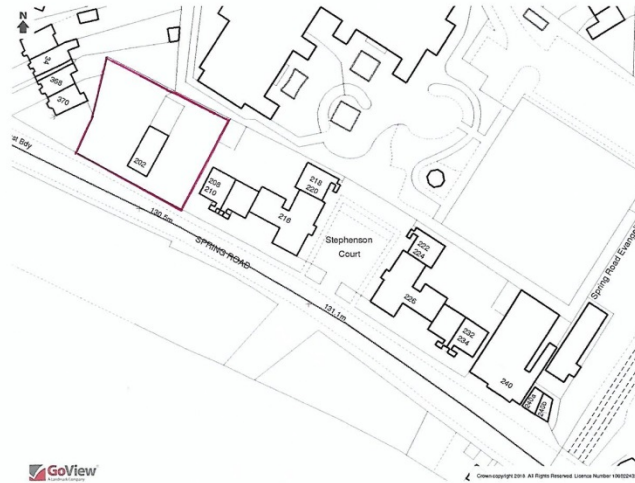
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NOTICE

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.