

R/O 103/153 TAME ROAD, WITTON, BIRMINGHAM, B6 7DT



**TO LET**

**YARD/OPEN STORAGE FACILITY**

**Site area 1.03 acres/0.41 hectares.**

- Circa, 2 miles north from Birmingham City Centre.
- Circa 1.25 miles from Junction 6 of the M6 motorway, "Spaghetti Junction".
- Surfaced/fenced/gated.
- 3 phase electrical supply.



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

Tel: 0121 706 7766

[www.smbsurveyors.com](http://www.smbsurveyors.com)

<https://www.linkedin.com/company/smb-alexander-stevens/>

# R/O 103/153 TAME ROAD, WITTON, BIRMINGHAM, B6 7DT

## LOCATION

The subject land is accessed via Tame Road, situated within close proximity to the intersection with Witton Road.

Excellent communicational links. The main Aston Expressway (A38M) is nearby. Junction 6 of the M6 Motorway, "Spaghetti Junction" is situated approximately 1.25 miles south east.

Ease of access to Birmingham City Centre (2 miles due south).

## DESCRIPTION

Secure/level/surfaced (tarmacadam), open storage gated yard facility.

## SITE AREA

Site area **1.03 acres/0.41 hectares**.

## TENURE/RENTAL

Available on the basis of a 5 year lease agreement (longer if required), at an asking rental level of **£80,000 per annum exclusive**.

## RENTAL PAYMENTS

Quarterly in advance.

## RENT BOND

Dependant on covenant strength/use, the landlord may require a rent bond.

## MAINS SUPPLIES

100 amp, 3 phase electrical supply.

## BUSINESS RATES

Rateable Value: **£16,750**

Rates payable circa: **£8,350**

## VAT

VAT is applicable.

## LEGAL COSTS

Each party to bear their own proper reasonable legal costs.

## OCCUPATION

Immediate occupation is available on completion of all legal formalities.

## ANTI MONEY LAUNDERING

Two forms of ID will be required from any ingoing tenant.

## **For More Information Contact:**

Robert Taylor BSc MRICS/Oliver Beard

T: 0121 706 7766

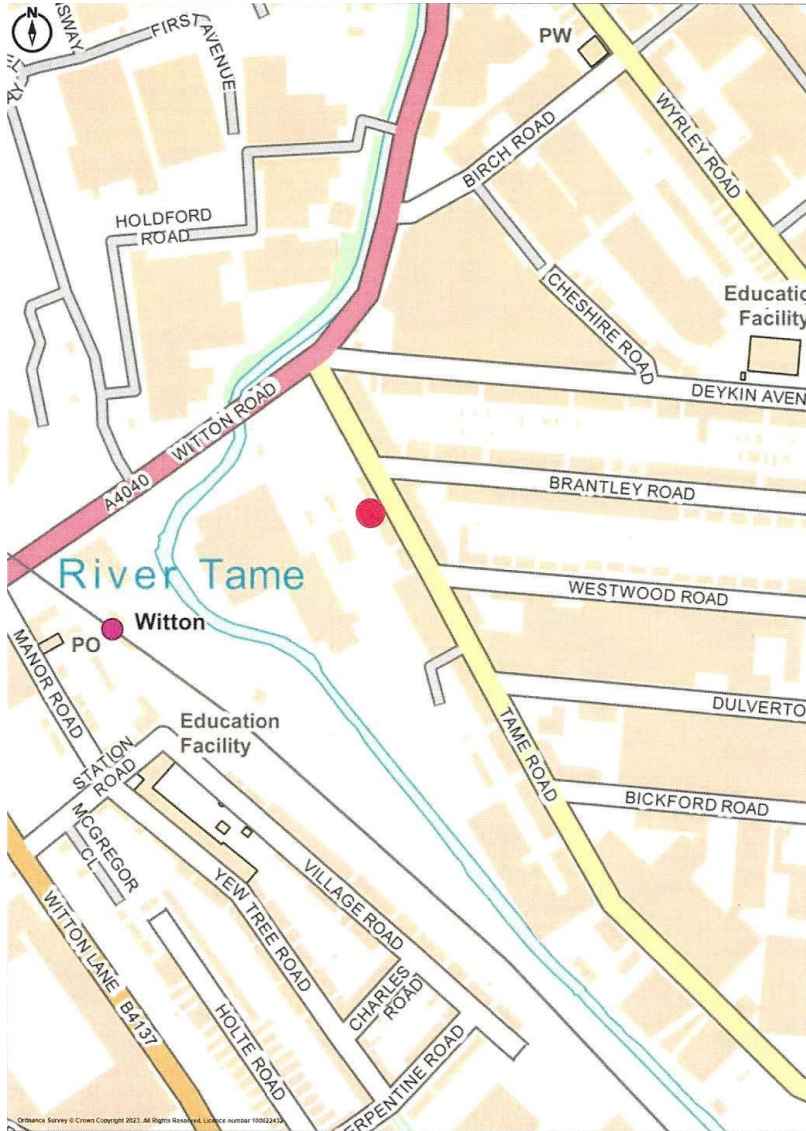
E: [robert@smbsurveyors.com](mailto:robert@smbsurveyors.com); E: [ollie@smbsurveyors.com](mailto:ollie@smbsurveyors.com)

# R/O 103/153 TAME ROAD, WITTON, BIRMINGHAM, B6 7DT





# R/O 103/153 TAME ROAD, WITTON, BIRMINGHAM, B6 7DT



# R/O 103/153 TAME ROAD, WITTON, BIRMINGHAM, B6 7DT

## 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.