

YARD FACILITY B, TREVOR STREET, BIRMINGHAM, B7 5RG



TO LET

SURFACED/SECURE YARD FACILITY

0.45 of an acre/0.18 of a hectare

- Gated/secure boundary fencing.
- Concrete surfaces.
- Ease of access to the national motorway network & Birmingham City Centre.
- Within close proximity to Heartland/Nechells Parkway (A47).
- Prime location in terms of a yard facility.
- Interceptor tanks
- 24 hour access.



Stephens McBride Chartered Surveyors & Estate Agents
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LOCATION

The subject premises, accessed via Trevor Street, is within close proximity to the main, Heartlands/Nechells Parkway (A47).

Access to the national motorway network is provided by Junction 6 of the M6 motorway, "Spaghetti Junction"(circa 1 mile due north).

Birmingham City Centre is situated approximately 1.5 miles south west.

The location is considered to be prime, in terms of industrial/warehouse/yard/distribution facilities.

DESCRIPTION

The subject premises comprise a surfaced (concrete), secure, gated yard facility.

Interceptor tanks.

SITE AREA

0.45 of an acre/0.18 of a hectare.

TERM

10 year, FRI lease (5 year review pattern)

RENTAL

£45,000 per annum exclusive.

RENTAL PAYMENTS

Quarterly in advance.

RENT BOND

A rent bond will be required, the level of which will be determined by use and covenant strength.

MAINS SUPPLIES

Electricity and water.

VAT

VAT is not applicable.

BUSINESS RATES

Rateable Value: £13,750
Rates Payable, circa £6,000

OCCUPATION

Immediate occupation is available on completion of all legal formalities.

ACCESS

24 hour access

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.

VIEWING/MORE INFORMATION

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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.