



Homes  
England



## Land to the West of Montague Street, Digbeth B9 4BA

- Open storage land available to lease within established industrial area.
- The site extends to circa 3.4 hectares (8.3 acres) including shared access and embankment with a net area of circa 1.9 hectares (4.8 acres) of hardstanding.
- The site is in close proximity to HS2 works Curzon Street and is situated 0.6 miles from Birmingham City Centre and Digbeth High Street.
- Suitable for open storage uses including heavy vehicles or car parking.
- Access to the site is via Montague Street, neighbouring Digbeth Loc Studios.

# Open Storage Land TO LET

Gross 3.4 hectares (8.3 acres)  
Net 1.9 hectares (4.8 acres)



## LOCATION

The site is located to the west of Montague Street, in close proximity to HS2 Curzon Street as well as Birmingham City Centre and Digbeth High Street. Located within an established industrial area and neighbouring Digbeth Loc Studios.

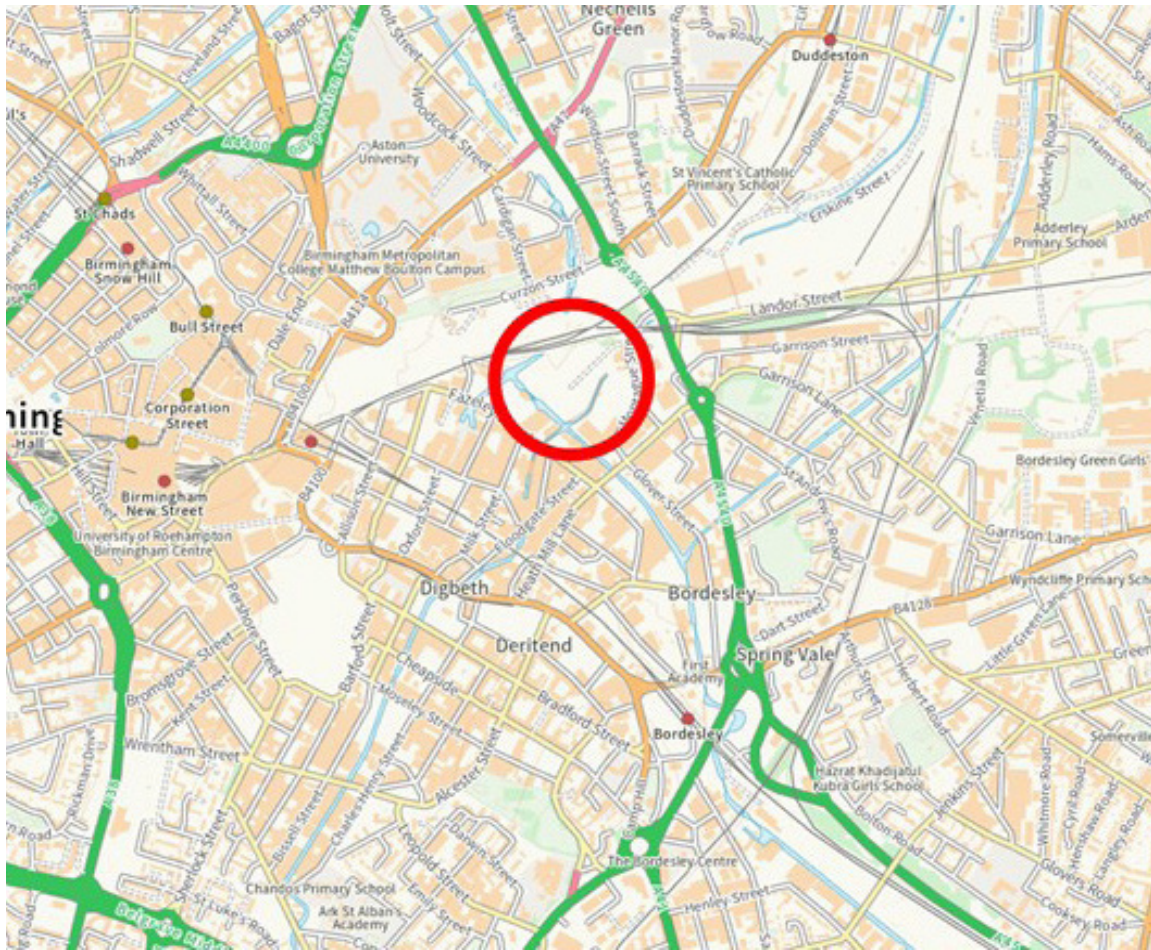
Montague Street has direct access onto The Middleway A4540, giving easy access to M6, M42 and the M5 Motorway.

There are major transport links within walking distance of the site, including Birmingham New Street (0.9 miles) and Birmingham Moor Street (0.6 miles).

## DESCRIPTION

This site provides approximately 1.9 hectares (4.8 acres) of hardstanding with access from Montague Street. The site is accessed via a tarmac track suitable for vehicular use, leading uphill to open storage land. To the north of the access track is an area of concrete hardstanding and to the south of the site is a smaller parcel of hardstanding. The site is naturally sectioned with different levels as well as previous fencing and bunds.

The north of the site is bound by railway tracks and has been fenced, The south of the site is fenced by green palisade fencing.



# GENERAL

Open storage land 1.9 ha (4.8 acres). Preferred letting as whole but would consider splitting into smaller sections.

## Availability

Occupation is available upon completion of the lease.

## Lease Terms

Initial lease term to 31st March 2030 (with potential to extend) on a lease which will be contracted out of Section 24 – 28 of the Landlord and Tenant Act 1954.

## Rent

Offers invited.

## VAT

TBC

## Legal Costs

Each Party to bear their own costs.

## Viewings

Viewings are strictly by appointment only via Thomas Lister. A series of viewing dates will be arranged, for further details of dates and times please contact us.

Please note that Thomas Lister and/or the Vendor take no responsibility for any loss or injury caused whilst carrying out a site visit.

## Services

No mains services are available at the site.

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# PLANNING

The site falls within the administrative boundary of Birmingham City Council and any interested parties are encouraged to make their own enquiries to the Local Planning Authority.

Currently benefits from 'Temporary Change of Use to a construction vehicle holding area to service the HS2 Curzon Station construction comprising HGV parking, associated office and welfare facilities, installation of security fencing, CCTV and flood lighting.' which expires in December 2029. 2024/07128/PA

Please note that the site is Subject to Right of Access to Network Rail to their adjacent railway holding.



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