

BURLEY BROWNE

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AVAILABLE FROM 1ST JULY 2021

OPEN STORAGE LAND

TO LET

**FORMER KINGSBURY PALLET SITE
WATER ORTON LANE
MINWORTH
B76 9BG**



Total Site Area approximately 4.13 acres / 1.7 hectares

Prominent location within easy driving distance of the M42 motorway and M6 Toll Road

Secure site with gated entrance and includes a weighbridge

0121 321 3441

LOCATION

The property is situated off Water Orton Lane in the Minworth district of Birmingham. The property is accessed via a shared estate road set behind a security barrier controlled entrance with manned security hut. The road continues to a small roundabout with the subject property situated off to the left hand side.

Water Orton Lane has access to the north west with Kingsbury Road which in turn continues east and provides direct access with Junction 9 of the M42 Motorway and Junction T1 of the M6 Toll Road. Kingsbury Road continues west providing links with the A38 main arterial road south providing links with Birmingham City Centre.

This property is well positioned and benefits from excellent road links to the remainder of the Midlands Region and motorway network system.

DESCRIPTION

The property comprises a secure yard the majority of which has part tarmacadam, part concrete surface covering and benefits from perimeter metal palisade fencing fronted by a secure gated entrance. There is also use of a weighbridge towards the entrance to the site.

We understand that electric and water services are connected together with mains drainage.

The site includes an open sided canopy area, site office and stores with WC's, all of which are found in a dilapidated state of repair and condition.

Site Area

The total site area extends to approximately 4.13 acres / 1.7 hectares of which, approximately 2.73 acres / 1.105 hectares is hard surfaced.

LEASE

The property is available by way of a new full repairing and insuring lease, the length of which is to be agreed.

RENT

£150,000 per annum exclusive.

USE

Interested parties are recommended to make their own enquiries with the Local Planning Authority (North Warwickshire Borough Council).

BUSINESS RATES

Rateable Value £60,500 obtained from the Valuation Office Rating List.

Rates Payable 2021/2022 £30,189.50 prior to any transitional arrangements.

Interested parties are advised to make their own enquiries with the Local Authority (North Warwickshire Borough Council) for verification purposes.

ENERGY PERFORMANCE CERTIFICATE

Assessment awaited where appropriate.

MONEY LAUNDERING

In accordance with Anti Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful applicant.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

VAT

All figures quoted are exclusive of VAT, which we are advised will not be payable in this instance – solicitors to confirm.

VIEWING

Strictly by prior appointment through the sole agent, please contact

Contact – Ben Nicholson

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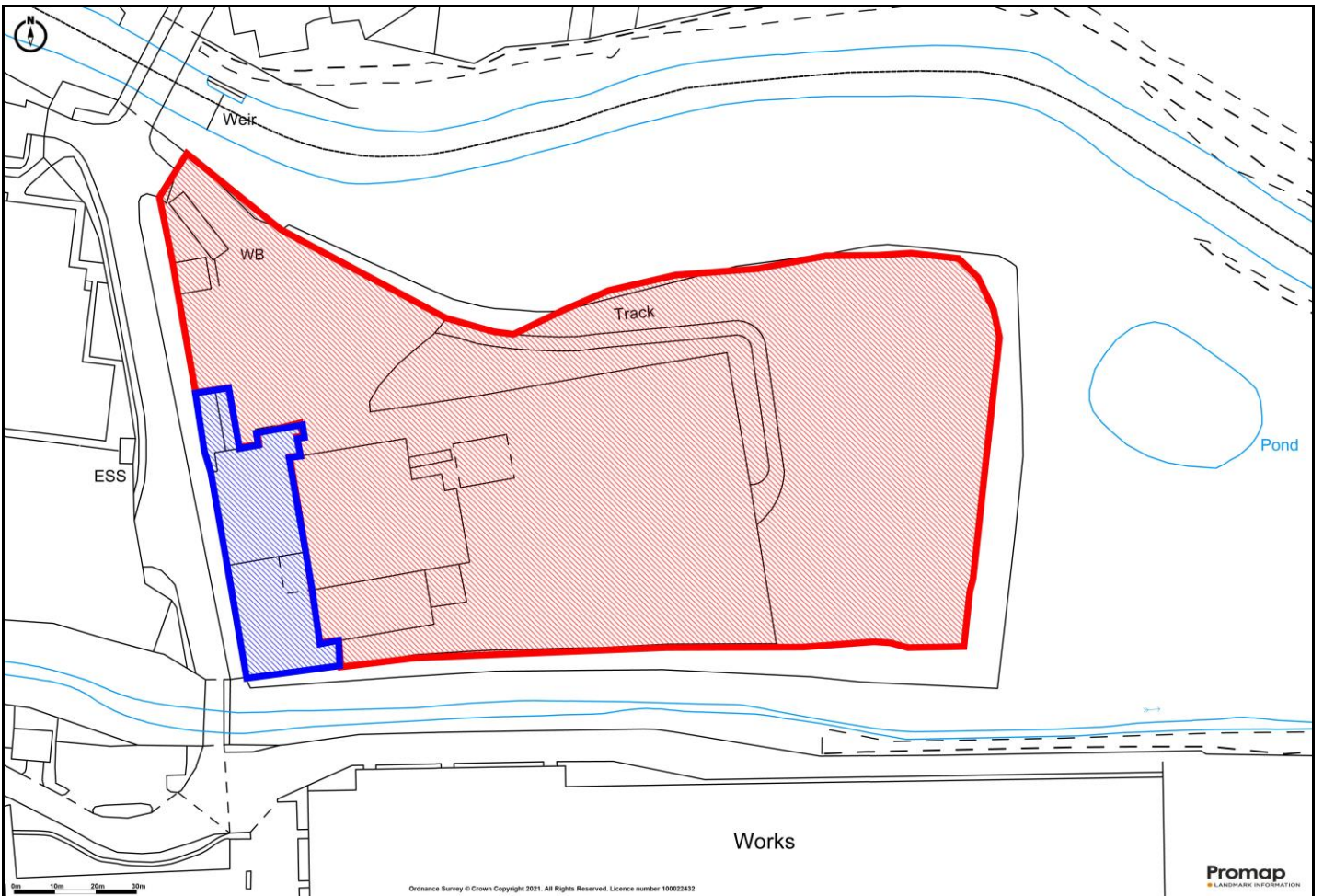
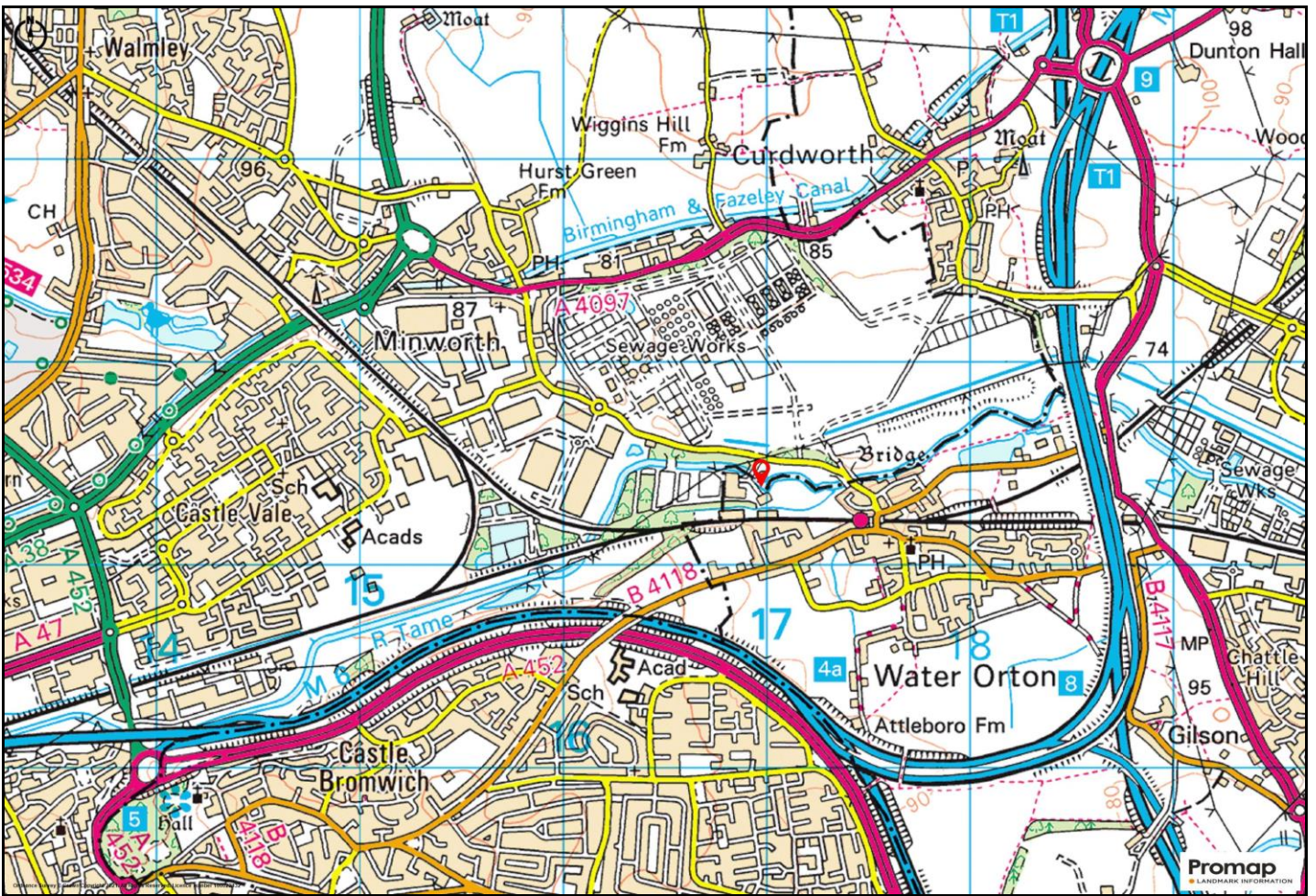
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TERMS STATED ARE SUBJECT TO CONTRACT, AND ATTENTION IS DRAWN TO THE CONDITIONS PRINTED ON THE LAST PAGE.

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You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through the website www.commercialleasecode.co.uk



**INDICATIVE SITE PLAN WITH APPROXIMATE SITE BOUNDARY IN RED.
PLEASE NOTE THE AREA HIGHLIGHTED IN BLUE WILL BE RETAINED BY THE OWNER OF THE SITE**

CONDITIONS UNDER WHICH THESE PARTICULARS ARE ISSUED

Burley Browne Ltd for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are for guidance only and do not constitute any part of an offer or contract.

All descriptions, dimensions, references to condition and any necessary permissions for use and occupation together with all other details are given in good faith and are believed to be correct. However, any intending purchasers or tenants should not rely upon them as statements or representations of fact and must satisfy themselves by inspection or otherwise as to the correctness of each of them.

No person in the employment of Burley Browne has any authority to make or give any representation or warranty whatsoever in relation to this property.

Fixtures, Fittings and Services

Reference to any gas, electrical or other fixtures, fittings, appliances or services have not been tested and no warranty is given or implied as to their availability, adequacy, condition or effectiveness.

VAT

Unless otherwise stated all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject.

Tenure

Burley Browne have not had the opportunity to inspect any title documentation and intending purchasers or tenants should verify information through their legal advisor.

Rates / Water Rates

Verbal enquiries only have been made and interested parties are advised to verify figures direct with the appropriate authority.

Environmental / Asbestos

No environmental audit or investigation has been carried out on the property and no Environmental Report has been inspected. We have not carried out an inspection for asbestos and no Asbestos Register has been viewed. Potential purchasers/tenants should satisfy themselves on the above matters through enquiries of their Surveyor/Solicitor.

**Burley Browne Chartered Surveyors is the trading name of Burley Browne Ltd
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