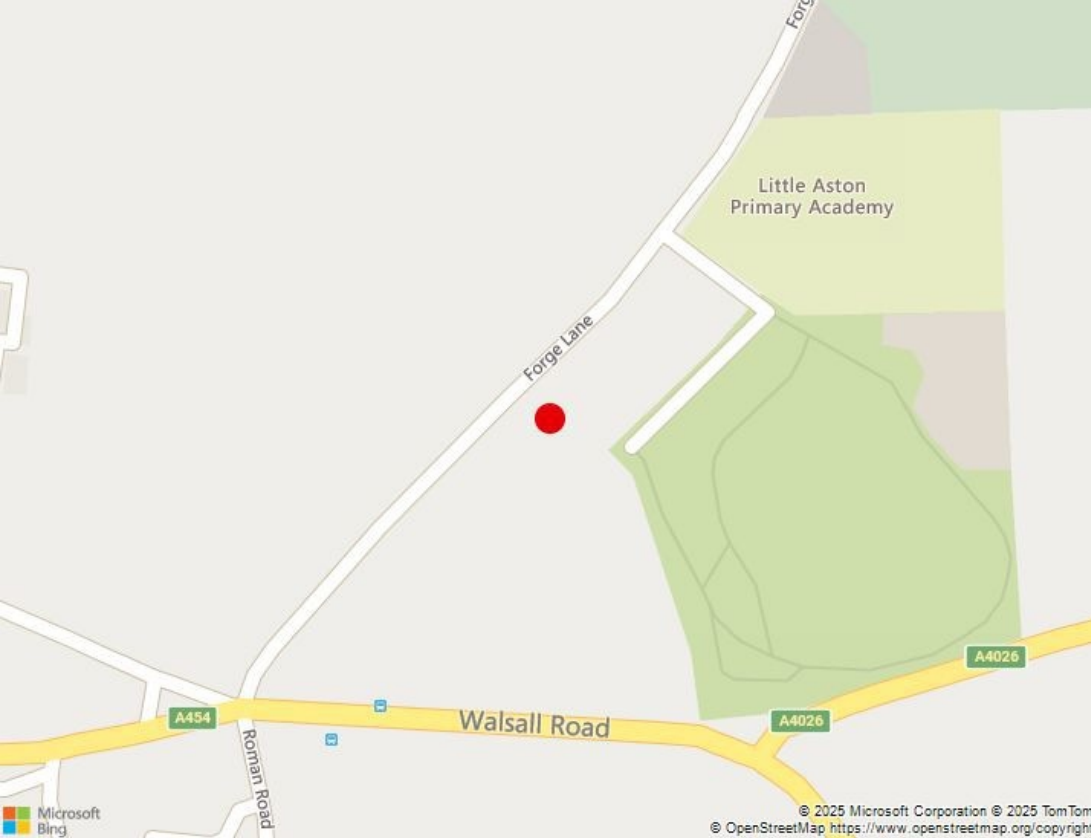


# STORAGE LAND WITH OFFICES TO LET

The Forge, 6 Forge Lane, Little Aston, West Midlands, B74 3BE

850 SqFt (78.96 SqM) | £24,000 per annum exclusive





## KEY FEATURES

- Affluent location
- Excellent loading access and storage
- Good transport links
- Secure gated entrance
- Within east driving distance to A452, A38 and M6 Toll
- New Lease

## LOCATION

The site is located on Forge lane in the village of Little Aston, approximately 2 miles north of Sutton Coldfield and 10 miles from Birmingham City Centre. The site benefits from excellent transport links to the A452, A38 and M6 Toll, with Blake Street Railway Station nearby providing direct links to Birmingham New Street and Lichfield City Railway Station.

## DESCRIPTION

The site comprises of approximately 0.10 acre of storage land to the front, with single storey office accommodation to the rear in a popular affluent location which could be suitable for a variety of uses subject to planning. The office accommodation comprises of a front porch on entry and opens out into three separate offices on either side with kitchenette and two WCs. The offices benefit from gas central heating, LED / fluorescent lighting and carpet coverings throughout.

The site can accommodate a single open storage plot up to 0.102 acres.



Area	Acres	Hectares
OFFICE / ANCILLARY	850	344
<b>Total Floor Area</b>	<b>850</b>	<b>78.96</b>

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## TERMS

The site is available on the basis of a new lease, the terms for which are to be agreed by negotiation.

## ASKING RENT

£24,000 per annum exclusive

## EPC

EPC Rating 102 - E

A full copy the Energy Performance Certificate is available upon request.

## BUSINESS RATES

Rateable Value £7,900 obtained from the Valuation Office Rating List

However, businesses may benefit from 100% small business rates relief on this property

Interested parties are advised to make their own enquiries with the Local Authority (Lichfield) for verification purposes.

## 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 will be responsible for their own legal costs incurred in the transaction.

## VIEWING

Strictly by prior appointment, please contact:



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