



FOR SALE

SECURE OPEN STORAGE LAND INVESTMENT

**PLOTS B & D TAMESIDE BUSINESS PARK
TAMESIDE WAY, PERRY BARR
BIRMINGHAM, B42 2UB**



**From 1.63 up to 3.42 acres
(0.66 – 1.38 hectares) approx.**

*** 2 self contained secure open storage sites**

*** Available individually or combined**

*** Junctions 6 & 7 of the M6 Motorway within 3½ and 3 miles respectively**

*** Serviced with gas, electricity and water**





Location:

Tameside Business Park is strategically located in Perry Barr on the northern outskirts of Birmingham. The development is situated on Tameside Way, just off the A453 Aldridge Road, which provides direct access to Sutton Coldfield, 5 miles to the North East, and Birmingham City Centre, 4 miles to the South, via the A34 Birchfield Road.

Other occupiers on Tameside Way include Wickes, Halfords, Goals, Travelodge and Ford.

Junction 6 of the M6 Motorway is approx. 3.5 miles to the South East and Junction 7 of the M6 is approx. 3 miles to the North West. Birmingham Airport is 15 miles to the South East.

Description:

Two sites accessed from Tameside Way which are available combined or individually.

The sites are secure palisade fenced with gates. The sites are surfaced and level and are serviced by gas, electricity and water.

Accommodation:

	Acres	Hectares
Plot B	1.79	0.72
Plot D	1.63	0.66
Combined Area	3.42	1.38

Tenure:

The sites are available freehold and are let on the following terms:

Plot B – Let May 2024 to Philips Yards Birmingham Ltd for 10 years with Tenant break at the end of the 5th year. The rent is £125,000 per annum, exclusive. Rent review is at the end of the 5th year.

Plot D – Let October 2023 to Highway Traffic Management for 5 years at £89,100 per annum, exclusive. This demise is based on a site area of 1.1 acres.

Both leases are outside the Landlord & Tenant Act 1954.

There is an additional area which forms part of Plot D of approximately 0.3 acres that is currently unsurfaced and not included within the current lease.

Price:

On application.

Planning:

Interested parties should make enquiries to Birmingham City Council Planning Department.

Money Laundering:

The money laundering regulations require identification checks are undertaken for all parties purchasing/ leasing property. Before a business relationship can be formed we will request proof of identification for the purchasing/ leasing entity.

Legal Costs:

Each party to bear their own legal costs incurred in any transaction.

VAT:

All prices quoted are exclusive of VAT, which may be chargeable.





Viewing:

Strictly via sole agents:

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Ref: G5818

Date: July 2024

Subject To Contract

