



1.31 acres of open storage land



Welfare & office facility



Floodlighting across the site



Secure perimeter fencing

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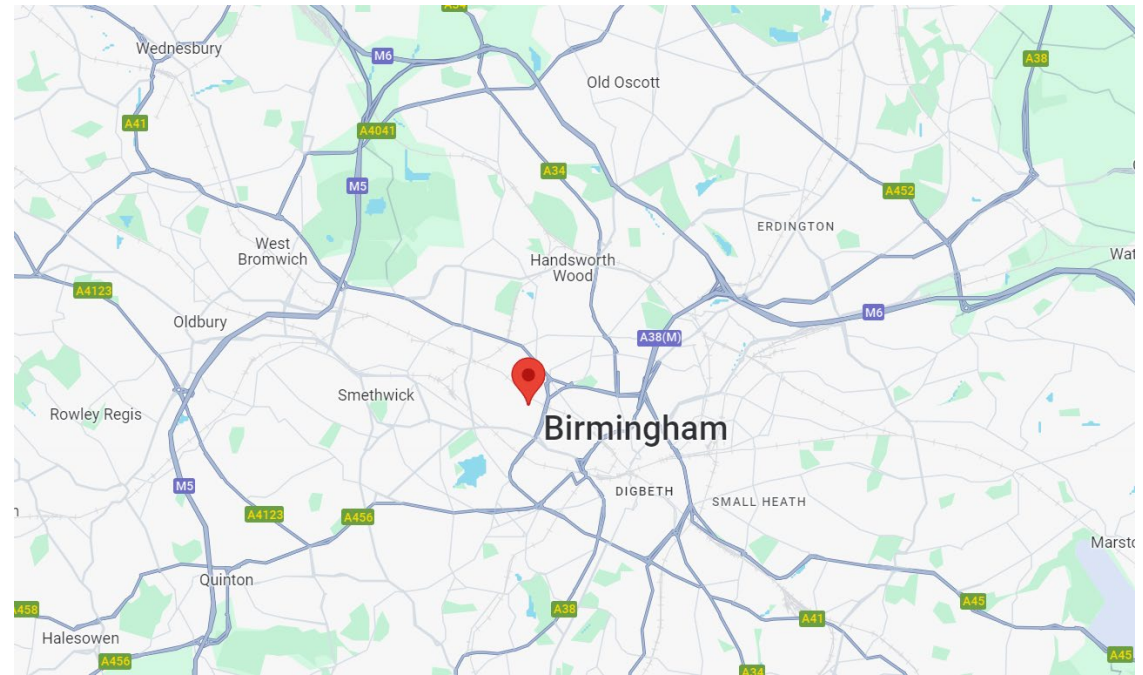
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Location

The subject property is located within the central inner-city district of Hockley, Birmingham, approximately 2 miles northwest of the city centre.

The site is accessed off Pitsford Street which provides access to the A4540 which forms part of the arterial routes around the city centre. Access to Junction 6 of the M6 & wider Motorway network is via the A38, just 3.5 miles north from the premises.

Accommodation	Acres	Hectares
Compound 1	0.135	0.055
Compound 2	0.054	0.022
Compound 3	0.013	0.053
Compound 4	0.055	0.022
Remaining storage	1.053	0.426
TOTAL	1.31	0.530

Description

The subject property comprises of 1.31 acres of open storage land . The site includes:

- Concrete surfacing
- Flood Lighting
- Fully secure perimeter fencing
- 663 sq ft welfare and office facility
- 4 separately fenced compounds

Services

We understand this property has connections to water and electricity services. Interested parties are advised to make their own enquiries of the relevant authorities regarding the use of these services

Money Laundering

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

Legal Costs

Each party will be responsible for its own legal costs incurred in the transaction.

Business Rates

We understand that the property has a Rateable Value of £53,000 as listed on the Valuation Office Agency website.

Terms

The property is available to let on a sublease basis, for a period to be agreed.

VAT

VAT will be chargeable at the current rate.

To find out more, please contact

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2. Identification and verification of ultimate beneficial owners.
3. Satisfactory proof of the source of funds for the Buyers / funders / lessee.

