

Rear of 31-35 Station Road, Knowle, Solihull, B93 0HL



**TO LET**

Secure Yard Premises

Total Site Area of 0.15 acres (Approx.)

### Location

The premises are located on Station Road, in the Knowle area of Solihull.

Station Road provides as a link between Knowle and Dorridge, both being affluent villages within the Solihull Borough.

The property is located approximately 3 miles south west of Solihull Town Centre and is also near to Junction 5 of the M42 Motorway giving excellent access to Birmingham International Airport, the NEC, Warwick (some 6 miles to the South East) and 1.3 miles from Dorridge Station.

### Description

The site comprises of a broadly square parcel of land, which is bounded on all four sides by secure fencing.

The site is hard surfaced having previously been used for car sales and valeting.

Access to the site is via Station Road, with a single access roadway providing pedestrian and vehicular access.

WC facilities are provided on site.

### Accommodation

**Site area of 0.15 Acres or thereabouts.**

### Terms

The site is available on a new lease, with length to be agreed, at a quoting rental of £25,000 per annum.

### Service Charge

The lease will be offered on full, repairing, and insuring basis.

### VAT

All prices quoted are exclusive of VAT, which we understand is not applicable.

### Legal Costs

Both parties to bear their own legal and surveyor's fees.

### Energy Performance

Not applicable.

### Services

We understand that the premises benefit from mains electricity, water, and surface water drainage.

The agent has not tested the suitability of the connections and recommends that all interested parties carry out their own investigations as to their suitability.

### Anti-Money Laundering

The successful applicant will be required to provide two forms of ID to comply with anti-money laundering protocols.

### Availability

The property is available upon completion of legal formalities.

### Viewing

Strictly via the sole agent Siddall Jones on **0121 638 0500**.

