

Warwick Street, Digbeth, Birmingham, B12 0NH



**TO LET**

Cleared Storage Yard Available on Flexible Terms

**0.25 Acres (0.10 Hectares) Approximately**

### Location

The site is located approximately 1 mile east of Birmingham City Centre and is within walking distance to the Bull Ring Shopping Centre and Custard Factory.

Communication links are excellent with convenient access to the Middle Ring Road and motorway access via J6 of the M6 motorway some 3 miles distant

### Description

The site comprises of a cleared open storage land which is broadly rectangular in shape with a mixture of concrete slab and compacted hardcore.

The site is bounded by palisade fencing to three sides and by a neighbouring property on the other.

### Accommodation

**Total (GIA) 0.25 acres (0.10 Hectares) approximately.**

### Terms

The site is available on a new FRI lease.

Price on Application.

### VAT

All prices quoted are exclusive of VAT, where applicable.

### Legal Costs

Both parties to bear their own legal and surveyor's fees incurred during the transaction.

### Energy Performance Certificate (EPC)

Not applicable.

### Planning Permission

We understand that the premises benefits from planning permission B8 (Storage and Distribution).

All interested parties are recommended to verify this position with the relevant planning department.

### Anti-Money Laundering

The successful applicant will be required to provide two forms of ID to satisfy Anti-Money Laundering protocols.

### Services

To be confirmed.

### Viewing

The site can be viewed externally without permission.

Site inspections are strictly via the sole agent Siddall Jones on **0121 638 0500**

