

Land at the Junction of Speedwell Road & Kings Road, Birmingham, B25 8HS



**TO LET** Secure Yard Total Site Area: 3,922 ft<sup>2</sup> (364.36 m<sup>2</sup>)

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# Location

The parcel of land is located at the junction of Speedwell Road and Kings Road in the Tyseley area of Birmingham.

Birmingham City Centre is located 4 miles distant via the A45 and Outer Ring Road and access to the major Motorway network is via J6 M6 (Spaghetti Junction) or J6 M42 both some 6 miles distant.

## Description

The property comprises a secure yard area accessed off the Kings Road with gated access and being roughly level but in need of surfacing.

The hoardings surrounding the site will remain in situ and provide additional security.

# Rental / Terms

The property is available to let on a new lease with length to be agreed at  $\pounds7,500$  per annum exclusive ( $\pounds625.00$  PCM).

## Services

We understand that mains water and electricity may be available adjacent to the property.

However, we would advise all prospective tenants to make their own enquiries to the appropriate service agencies.

# Site Area

# Total Site Area - 3,922 ft<sup>2</sup> (364.36 m<sup>2</sup>) approximately.

## VAT

All prices quoted are exclusive of VAT which is payable.

#### Legal Costs

All parties are to be responsible for their own legal costs incurred during the transaction.

# Plan, Area & Description

The plan, area and description are believed to be correct but no claim will be entertained by the vendor or their agents in respect of any error, omissions or misdescriptions.

## Availability

The property is immediately available subject to the completion of legal formalities.

#### Viewings

Strictly via the sole agents Siddall Jones on 0121 638 0500.



Siddall Jones | The Mint | 95 Icknield Street | Birmingham | B18 6RU

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.