

## Land at the Junction of Golden Hillock Road/Coventry Road, Small Heath, Birmingham, B10 0JS



**TO LET**

Secure Lock Up Yard

Total Site Area: 7,901 ft<sup>2</sup> (734.02 m<sup>2</sup>)

### Location

The parcel of land is located at the junction of Golden Hillock Road and Coventry Road in the Small Heath area of Birmingham.

Birmingham City Centre is located 4 miles distant to the north West and is located close to the A45 allowing easy access to the City's outer ring road.

### Description

The site comprises a roughly level yard with access from Golden Hillock Road.

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

### Site Area

Total Site Area - 7,901 ft<sup>2</sup> (734.02 m<sup>2</sup>) approximately.

### Rental / Terms

The property is available to let on a new lease at £16,500 per annum exclusive.

### Availability

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

### 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.

### Legal Costs

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

### VAT

All prices quoted are exclusive of VAT which is payable.

### 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 mis-descriptions.

### Viewings

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

