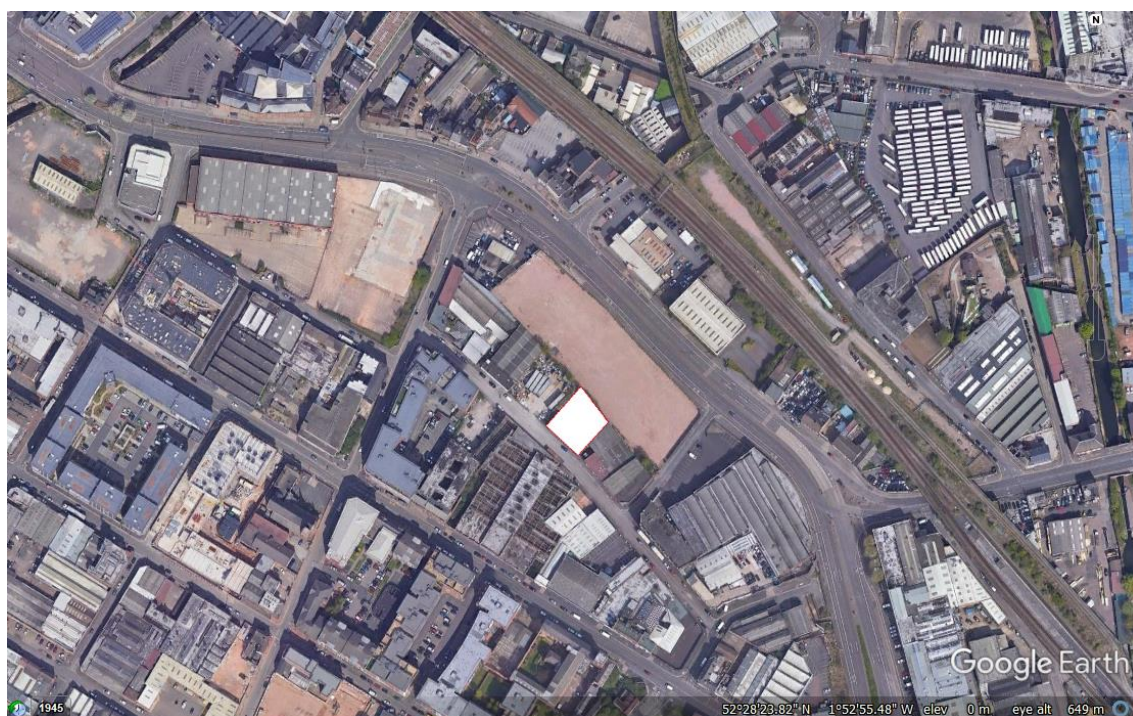


TO LET

# Storage Site/Contractors Yard

WARWICK STREET, BIRMINGHAM, B12 0NH



0.25 acre

Suit a variety of industrial uses

**Rental £35,000 pax**

## LOCATION

The property is situated in a mixed commercial and residential area, approximately 1/2 mile from Birmingham city centre in a convenient location being directly connected to the A4540 Middle Ring Road leading to A38(M) Motorway and with rail links close by at Bordesley railway station to Birmingham Centre.

## DESCRIPTION

The property comprises a cleared site which has been surfaced and with secure fencing on all sides.

## SITE AREA

**0.25 acre**

## RENT

Quoting rent is £35,000 per annum exclusive, payable quarterly in advance

## LEASE

A full repairing and insuring lease to be granted for a term to be agreed with upward only rent reviews

## LEGAL COSTS

Each party is to be responsible for their own legal costs.

## VAT

All figures are exclusive of VAT which will be charged at the standard rate if applicable.

## EPC

Not applicable

## VIEWING

Strictly by prior appointment:

### Richard Bache

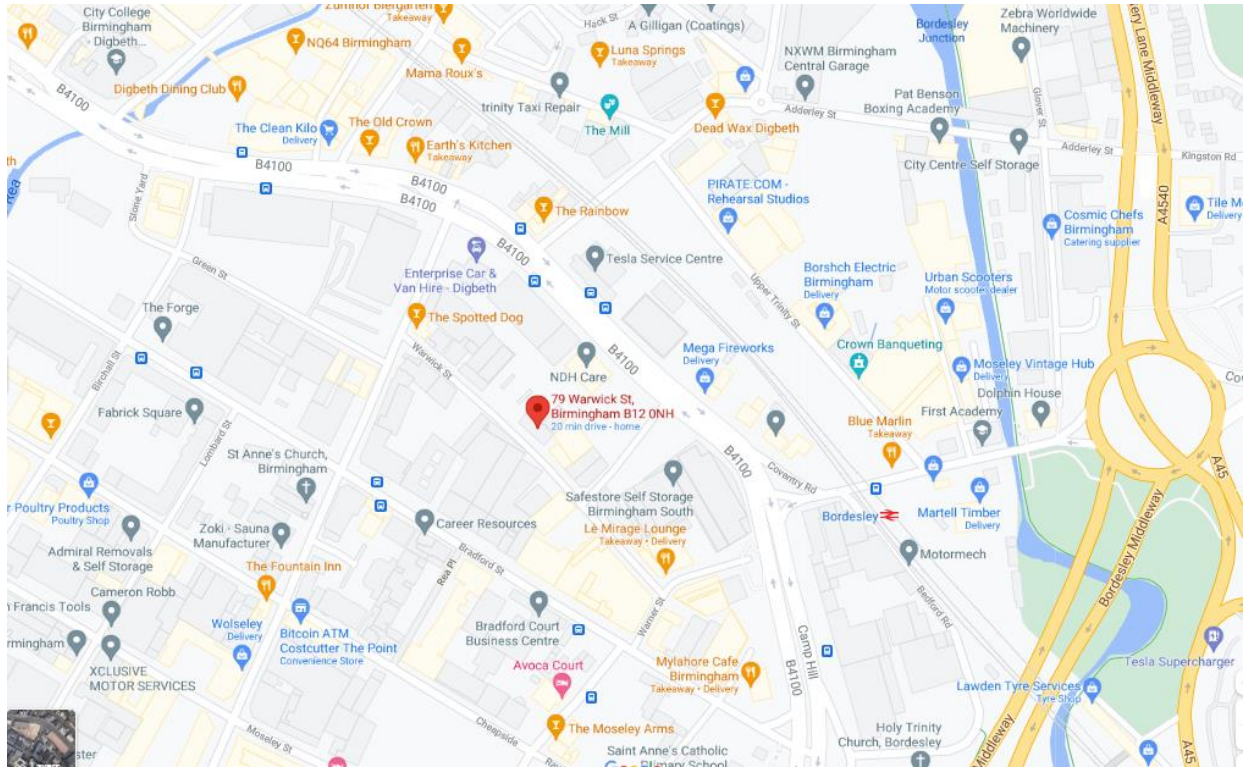
[richard.bache@pennycuick.co.uk](mailto:richard.bache@pennycuick.co.uk)

### Alan Price

[alan.price@pennycuick.co.uk](mailto:alan.price@pennycuick.co.uk)

## SUBJECT TO CONTRACT

**July 2021**



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