

# LAND TO LET

Kingsbury Road, Minworth, Birmingham B76 9DD

**1.5 ACRES AVAILABLE**

## INDUSTRIAL LAND

- Superb prime industrial location
- Close proximity to the M6, M42 and M6 Toll
- Fully Secure Site with power
- Excellent accessibility
- Class 1 site
- Concrete/block paved surface

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B76 9DD**

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### LOCATION

The subject property is located on Kingsbury Road, 7.5 miles north east of Birmingham. The site is superbly located with excellent road connections situated approximately 1.7 miles from the M6, M42 and M6 Toll. Kingsbury road provides direct access to all three motorways. The Fort Shopping Park is 3.5 miles south west while the town of Sutton Coldfield is 4.5 miles to the north. The site is situated in an established industrial location with a number of open storage sites which neighbour the subject property. Other occupiers in the vicinity include Amazon, The Pallet Network, Cadbury, and Hozelock.

### DESCRIPTION

The property comprises 1.5 acres of hard surface with a mix of concrete and paved block finish. The site benefits from full services, including power and water and previously had a small lock up unit on the site. The site is fully secure with Palisade fencing and security gates to the front, providing excellent accessibility for HGVs and vans from the access point off Kingsbury Road.

### WHAT3WORDS

///deeper.deflection.warm

### CONTACT

For further details or to arrange an inspection please contact the sole agent.

# LAND TO LET

## 1.5 ACRES AVAILABLE

### AREA

1.5 acres.

### TERMS

The land is available on a leasehold basis on FRI terms.

### VAT

VAT is applicable at the prevailing rate.

### PRICE

Price on Application.

### LEGAL COSTS

Each party to bear their own legal costs incurred in the transaction.

### SERVICES

The land is fully serviced with three phase electricity, water and lighting.

### VIEWINGS

Strictly by appointment with the agents.



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### TRAVEL TIMES

J9, M6 TOLL	3 mins
J5, M6	8 mins
Birmingham	14 mins

## Carter Jonas

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