

PLOTS B & D

TAMESIDE BUSINESS PARK

TAMESIDE WAY | PERRY BARR | BIRMINGHAM | B42 2UB



SECURE OPEN STORAGE LAND
3.42 acres (1.38 hectares) approx.

FOR SALE

Tameside Business Park

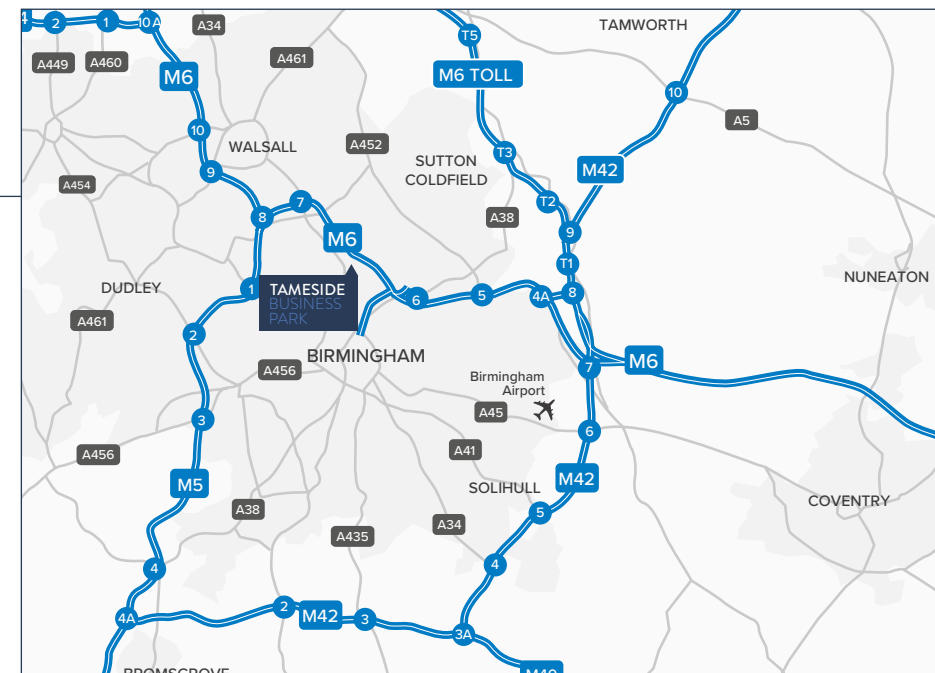
LOCATION

Tameside Business Park is strategically located in Perry Barr on the northern outskirts of Birmingham. The development is situated on Tameside Way, just off the A453 Aldridge Road, which provides direct access to Sutton Coldfield, 5 miles to the North East, and Birmingham City Centre, 4 miles to the South, via the A34 Birchfield Road.

Other occupiers on Tameside Way include Wickes, Halfords, Goals, and Travelodge.

Junction 6 of the M6 Motorway is approx. 3.5 miles to the South East and Junction 7 of the M6 is approx. 3 miles to the North West. Birmingham Airport is 15 miles to the South East.

POSTCODE: B42 2UB



DESCRIPTION

Two sites accessed from Tameside Way which are currently leased individually.

The sites are secure being palisade fenced with gates. The sites are surfaced and level and are serviced by gas, electricity and water.

Part of Plot D is currently unsurfaced.



PLOT B

ACRES

1.79

HECTARES

0.72

OCCUPIER

Philips Yards Birmingham Ltd.

WHAT3WORDS

[///admiral.values.rabble](https://www.what3words.com/#!/admiral.values.rabble)



PLOT B

Tameside Business Park

PLOT D

ACRES

1.63

HECTARES

0.66

OCCUPIER

Highway Traffic Management

WHAT3WORDS

[///makes.assume.issues](#)



TENANCY SCHEDULE

Plot	Tenant name	Size (acres)	Lease start	Lease expiry	Break option	Next open review	Passing rent (£)	Comments
B	Philips Yards Birmingham Ltd.	1.79	24/05/24	23/05/34	May 2029	Annual RPI + 1% fixed uplift upon expiry of the 5th year	125,000	Outside LAT 1954
D	Highway Traffic Management	1.63	29/09/23	28/09/28	N/A	N/A	89,100	Outside LAT 1954 Letting based on 1.1 acres There is a side letter available which confirms should the additional 0.3 acre site be surfaced/secured that Highway Traffic Management shall be granted first offer on pro-rata basis. The total rent would then increase to £109,197
							214,100	



CONTACT

PLANNING:

Interested parties should make enquiries to Birmingham City Council Planning Department.

VAT

The property is elected for VAT and it is anticipated the transaction will be structured as a transfer of a going concern (TOGC).

ANTI MONEY LAUNDERING

A successful purchaser will be required to provide the appropriate information to satisfy current Anti-Money Laundering regulations when Heads of Terms are agreed.

PROPOSAL

Offers sought in region of £4 million pounds exclusive.

REFERENCE

G5818

FURTHER INFORMATION

Further information is available by contacting the sole agents:



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