



**Yard at Earlswood Business Park**  
Poolhead Lane, Earlswood, Solihull, B94 5EW

**Fenced and Gated Storage Yard**

**13,785 sq ft**  
(1,280.67 sq m)

- Securely Fenced Yard
- Available Immediately
- M42 with J3 within 1.5 Miles
- Two Double Gated Crossovers
- Convenient Location
- Aggregate Surfaced

## Summary

Available Size	13,785 sq ft
Rent	£24,000 per annum
Business Rates	Upon Enquiry
VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	A contribution towards the maintenance of the communal areas of the Estate will be payable.
EPC Rating	EPC exempt - No building present

## Location

The Yard is located off Poolhead Lane and is accessed via a concrete-surfaced Estate Road. Solihull Town Centre is approximately 5 miles to the north with Birmingham City Centre being 11 miles away.

Poolhead Lane provides convenient access to the A435 and M42 Motorway, with J3 being within three minutes drive.

## Description

The Storage Yard comprises a level, aggregate-surfaced, roughly rectangular plot, with paladin fencing to the perimeter. Access is provided via two double-gated crossovers at opposite ends of the Yard.

The Site benefits from 24/7 access with Earlswood Business Park being a gated commercial estate off Poolhead Lane.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Yard	13,785	1,280.67	Available
<b>Total</b>	<b>13,785</b>	<b>1,280.67</b>	

## Tenure

New Lease for a minimum term of 3 years.

## Rent

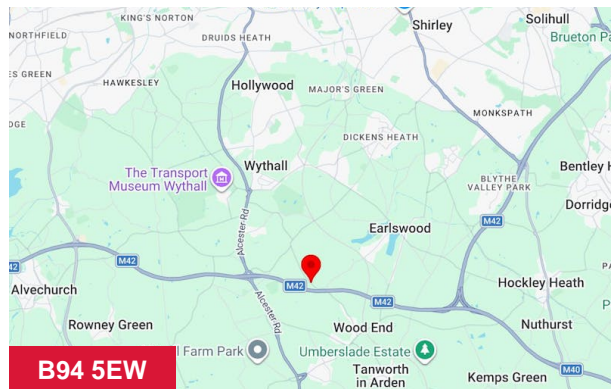
£24,000 per annum (plus VAT)

## Estate Charge

£TBC - A contribution towards the maintenance of the communal areas on the Estate will be payable.

## Viewing

Strictly by appointment with our Reception on 01527 584 242.



## Viewing & Further Information



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