



**Site known as 25 Tollhouse Way**

**Smethwick, B66 1HJ**

**Open storage yard located  
off St Paul's Road in  
Smethwick**

**0.34 Acres**  
(0.14 Hectares)

- Site area of approximately 0.34 acres
- Broadly rectangular and level
- Conditional and unconditional offers considered, subject to contract

# Site known as 25 Tollhouse Way, Smethwick, B66 1HJ

## Description

The property comprises a parcel of open storage land located to the south of Tollhouse Way, Smethwick.

The site is broadly level with areas of mature trees and vegetation.

We are inviting interest from both conditional and unconditional purchasers.

## Location

The property is situated on Tollhouse Way in Smethwick, within an established commercial and industrial location approximately 3 miles north west of Birmingham City Centre.

The site benefits from excellent connectivity, with direct access to the A41 Soho Way, which provides a key arterial route linking Birmingham City Centre with Junction 1 of the M5 motorway, located approximately 1 mile to the west. The wider motorway network is readily accessible via the M5 and M6, providing strong regional and national connectivity.

The surrounding area comprises a mix of industrial, trade counter and commercial occupiers. The location is well served by public transport, with regular bus services operating nearby and Smethwick Rolfe Street and Smethwick Galton Bridge railway stations located within close proximity, providing direct services to Birmingham and the wider West Midlands rail network.

## What3words

///castle.fans.known

## Services

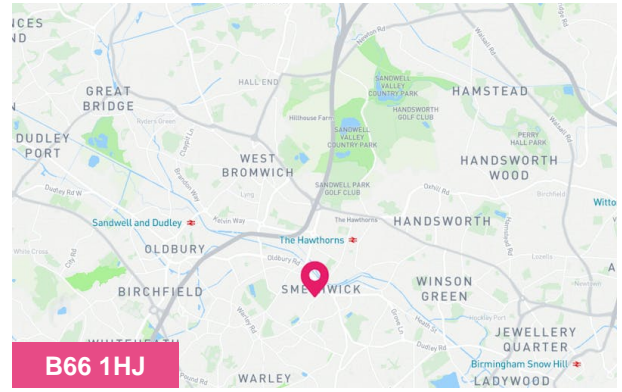
Interested parties to rely on their own investigations.

## Basis of Sale

Offers are invited by informal tender no later than 12pm on Thursday 30th April.

Prospective purchasers are to provide the following with their offer:

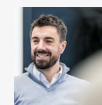
- Proof of funds
- Track record
- Scheme proposals including details of the advisors and consultants being used (if applicable)
- The conditions attached to the offer
- Timescales proposed



## Summary

<b>Available Size</b>	0.34 Acres
<b>Business Rates</b>	Upon Enquiry
<b>VAT</b>	To be confirmed
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	EPC exempt - No building present

## Viewing & Further Information



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