JOHN TRUSLOVE
Chartered Surveyors & Valuers

TO LET



Yard and Buildings at Manor Farm

Earlswood, Solihull, B94 5JH

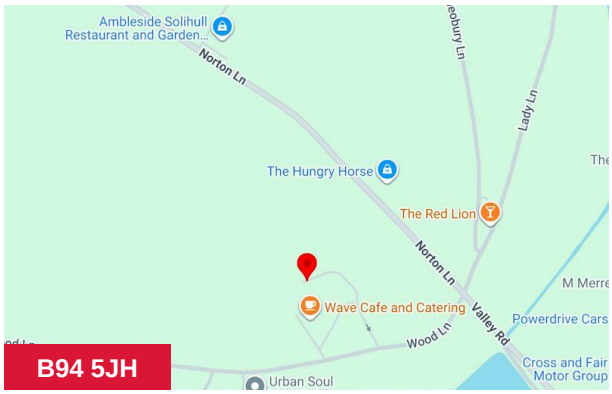
Secure Yard with Buildings

2.17 Acres
(0.88 Hectares)

- Convenient Location
- Fenced and Gated Site
- Suitable for Storage and Sales
- Predominantly Hard Surfaced
- Flexible Lease Options
- 2.17 Acres

Summary

Available Size	2.17 Acres
Rent	£100,000 per annum
Business Rates	TBC
VAT	Not applicable
Legal Fees	Each party to bear their own costs
Estate Charge	Tenant to contribute an appropriate amount towards the upkeep of the estate
EPC Rating	Upon enquiry



Location

Manor Farm is situated in Earlswood, a semi-rural location to the south of Solihull. The site benefits from good road access, with Junction 3 of the M42 approximately 3 miles away, providing links to the wider Midlands motorway network.

The surrounding area comprises a mixture of commercial and residential uses.

Description

The site comprises a versatile parcel of land at Manor Farm, available in a range of configurations from approximately 0.8 acres up to 2.17 acres. The site is level and is predominantly hard-standing being suitable a wide range of uses.

Included within the demise is a 3,600 sq ft American barn, making the Property suitable occupiers requiring covered storage. Mains water and power are available to the site, and occupiers will benefit from use of the communal toilet block.

The yard would suit a variety of uses including storage, contractors' yard, plant hire, builders merchants or other industrial and trade operations (subject to any necessary consents).

Terms

The site is available on a New Lease to let on flexible terms from 12 months.

Rent

0.8 Acres - £50,000 per annum
2.17 Acres - £100,000 per annum

Services

We understand mains water and electricity are available.

Viewings

Strictly by appointment only via our office on 01527 584 242 or our joint agents Hexagon.







Viewing & Further Information



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