



OPEN STORAGE LAND - TO LET

Land Off Crossfield Road/Burton Road, Trent Valley, Lichfield, Staffordshire, WS13 6HB



5.89 Acres (2.38 Hectares) | On Application

Key Features

- Total site area extends to approximately 6 acres
- Levelled hardcore surface
- Within easy driving distance of A38
- Lettings for smaller sized plots may be considered
- Prominent roadside position on Crossfield Road, Lichfield
- Lay adjacent to Lichfield Trent Valley Railway Station



LOCATION

The site is prominently situated on Crossfield Road (A127), approximately 1.3 miles from Lichfield City Centre and within easy nearby driving distance of the A38 which provides links south to Birmingham, approx. 23.8 miles and alternatively north with Burton on Trent (12 miles) & Derby (25 miles). Tamworth is 8.1 miles away via the A51.

The site also benefits from excellent public transport links being adjacent to Lichfield Trent Valley Railway Station with direct rail services to London Euston on the West Coast Mainline, together with Birmingham New Street (Grand Central) on the Cross City Line.

DESCRIPTION

The subject property comprises open storage land which has been levelled and is of hardcore surfacing.

The site can accommodate a single open storage plot of up to 6 acres or can be split to provide multiple plots from a minimum of 1 acre.

Area	Acres	Hectares
OPEN STORAGE LAND	5.89	2.38
Total Site Area	5.89	2.38

LEASE

The site is available on the basis of a new lease, the terms for which are to be agreed by negotiation.

ASKING RENT

On Application

BUSINESS RATES

Interested parties are advised to make their own enquiries with the Local Authority (Lichfield) for verification purposes.

MONEY LAUNDERING

In accordance with anti-money laundering regulations, two forms of ID and confirmation of the source of funding will be required from the successful applicant.

LEGAL COSTS

Each party is to bear their own costs in relation to this matter.

VAT

All figures are quoted exclusive of VAT, which we understand will be payable in this instance - solicitors to confirm.

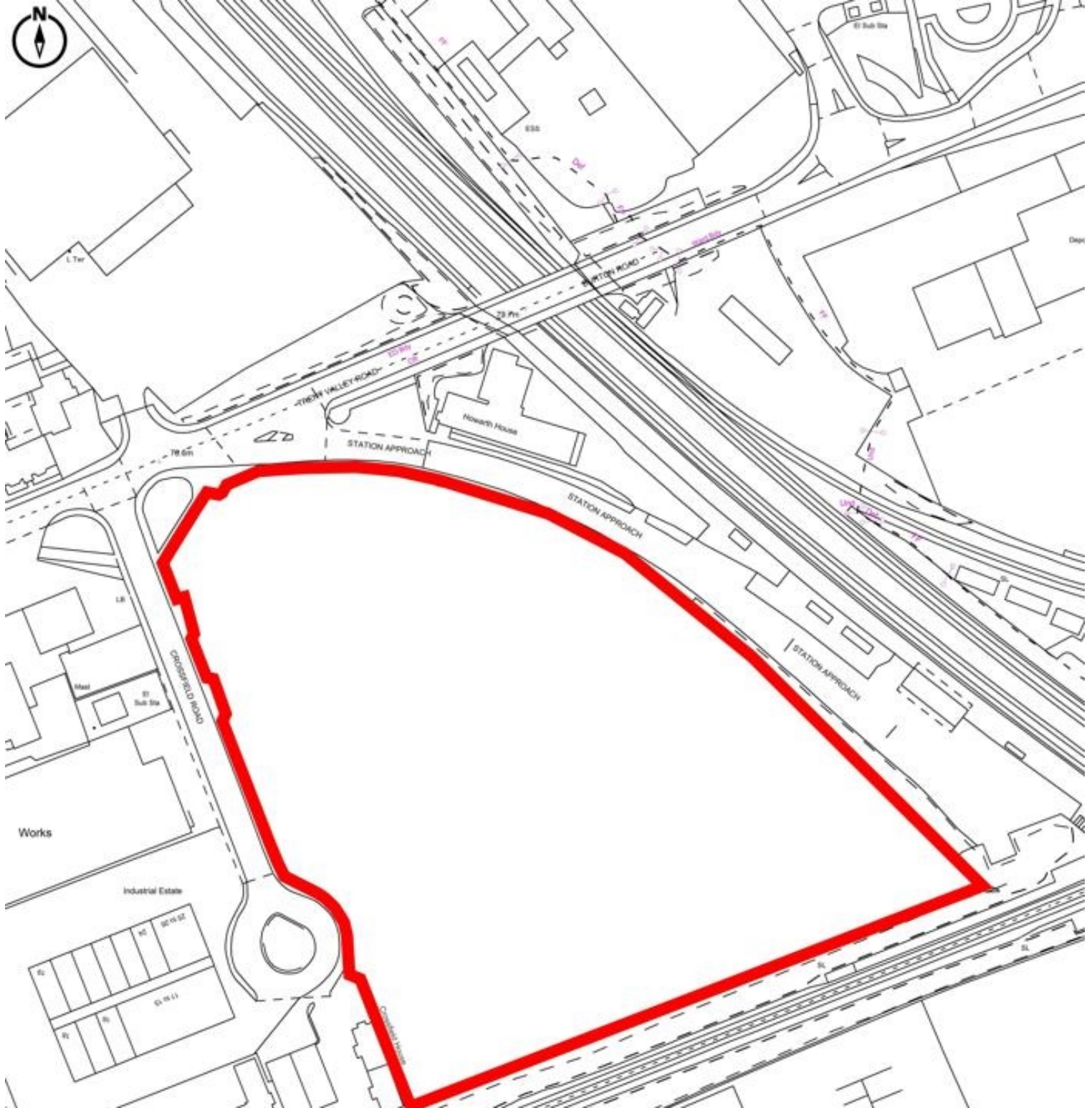
VIEWING

Strictly by prior appointment, please contact:



Ben Nicholson MRICS
 DDI: 0121 362 1532
 Mob: 07889 407650
 E: ben.nicholson@burleybrowne.co.uk

Or alternatively joint agents, Colliers on 0121 265 7500 - please contact Sam Robinson or Charlie Andrews.



0121 321 3441
www.burleybrowne.co.uk



Burley Browne gives notice that, (i) these particulars are intended as a general outline only for the guidance of prospective purchasers or lessees and do not constitute any part of any offer or contract, (ii) the accuracy of any description and or dimensions necessary for use and occupation cannot be guaranteed and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise; (iii) no employee of the agents has any authority to make or give any representation or enter into any contract whatsoever in relation to the property; (iv) the agents will not be liable in negligence or otherwise for any loss arising from use of these particulars.

Misrepresentation Act 1967. Unfair Contract Terms 1977. Consumer Protection Regulations under Unfair Trading Regulations 2008. The Business Protection Regulations from Misleading Marketing Regulations 2008.