

**MASON  
YOUNG**

PROPERTY CONSULTANTS ■

**TO LET**

**CAR PARK / SECURE STORAGE SITE**



**CAR PARK AT FORMER NETHEREND NEIGHBOURHOOD  
CENTRE, MOGUL LANE, HALESOWEN, B63 2QQ**  
**5,275 SQ FT (490.1 SQ M)**

- ESTABLISHED LOCATION
- TARMACADAM SURFACED SITE
- SECURE CAR PARK
- SUITABLE FOR A VARIETY OF USES (STP)

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6 Warstone Mews  
Warstone Lane  
Jewellery Quarter  
Birmingham  
B18 6JB

## **LOCATION**

The property is situated on the corner of Mogul Lane and Netherend Square. Mogul Lane provides direct access onto Park Lane (B4174), which in turn connects onto Park Road (A458). Merry Hill Shopping Centre is located approximately 1½ miles north west from the subject premises. The property is located approximately 3 ½ miles south west of Stourbridge town centre.

## **DESCRIPTION**

The property comprises of a rectangular shaped parcel of land situated next to the former Netherend Neighbourhood Centre. The site provides for a secure surfaced car park.

## **ACCOMMODATION**

AREA	SQ FT	SQ M
Car Park	5,275	490.1
<b>Total</b>	<b>5,275</b>	<b>490.1</b>

## **PLANNING**

Interested parties should contact Dudley Metropolitan Borough Council Planning Department on 01384 814136.

## **TENURE/RENT**

The property is available on a leasehold basis at a quoting rent of £15,000 per annum exclusive, subject to contract. Terms to be agreed.

## **BUSINESS RATES**

Interested parties should contact Dudley Metropolitan Borough Council Planning Department on 01384 814136.

## **MONEY LAUNDERING**

The money laundering regulations require identification checks are undertaken for all parties purchasing/ leasing property. Before a business relationship can be formed, we will request proof of identification for the purchasing/ leasing entity.

## **VAT**

We understand that the property is not elected for VAT.

## **LEGAL COSTS**

Each party to be responsible for their own legal costs incurred during this transaction.

## **VIEWING**

Strictly by prior appointment with sole agents,  
Mason Young Property Consultants.

## **CONTACT DETAILS**

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