

LAND | TO LET

[VIEW ONLINE](#)



YARD 1, OVEREND ROAD IND. ESTATE, CRADLEY HEATH, B64 7DD

0.10 ACRES (0.04 HECTARES)

SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

Gated Self Contained Storage Yard with
Perimeter Fencing with 24-hour Access and
Mains Electricity

- Gated with Perimeter Fencing
 - Level and Hard standing Surface
 - 24 Hour Access
 - Mains Electricity
 - Low Rental of £12,000 per annum exc
-



DESCRIPTION

The property comprises a secure, self-contained yard which is predominantly level and surfaced in a combination of compacted hardcore and concrete hardstanding, providing a functional and versatile external space suitable for a range of commercial uses.

The site is accessed via a gated entrance directly from the estate. The yard is fully enclosed with perimeter fencing and boundary treatments, ensuring a good level of security and clearly defined boundaries.

In its current condition, the yard provides a practical open storage, benefitting from its regular shape and clear, unobstructed layout, allowing for efficient circulation and use.

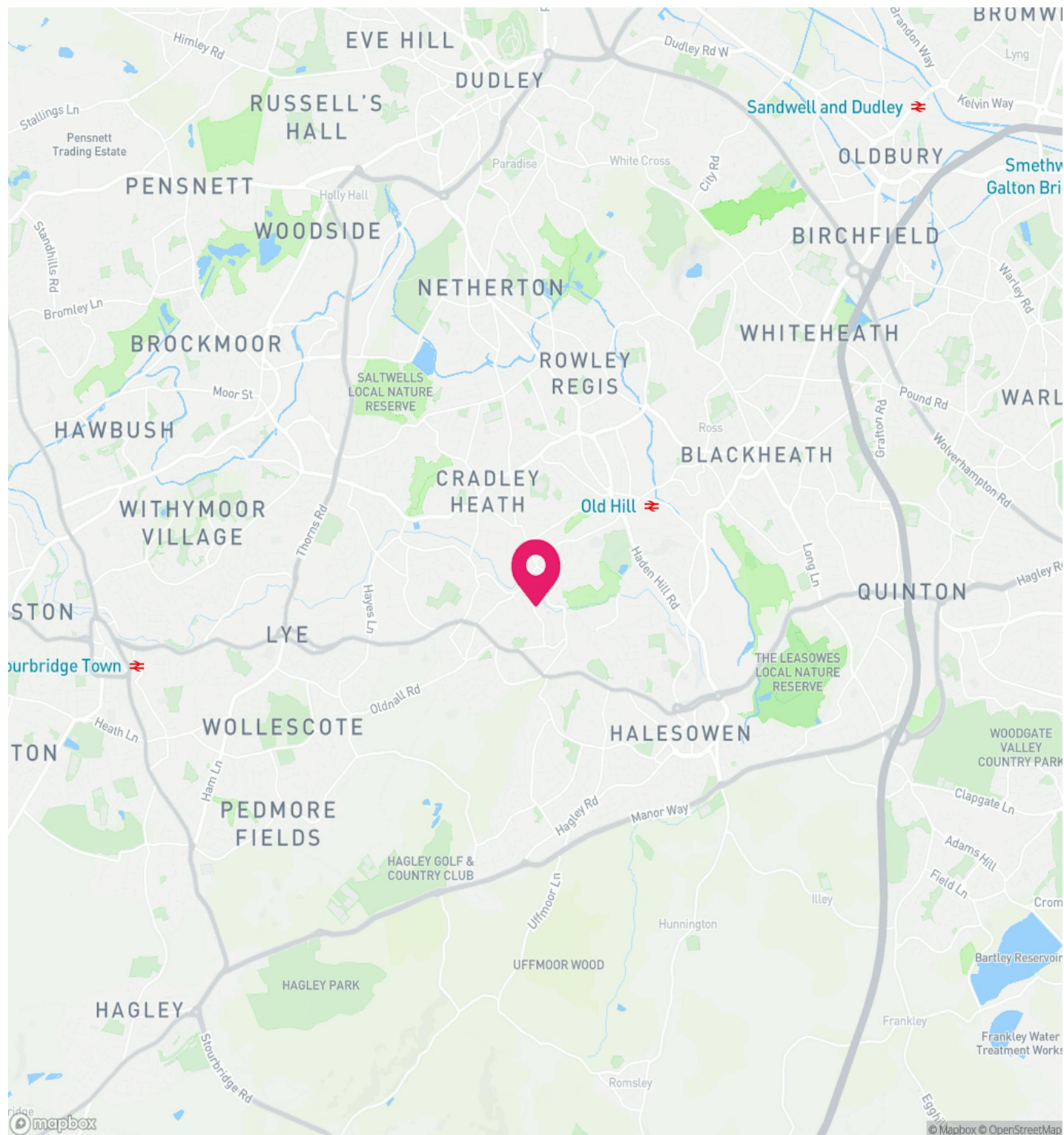


LOCATION

The property is situated on Overend Road within the established Corngreaves/Overend Road industrial area in Cradley Heath, forming part of the wider Black Country conurbation. The location is strategically positioned approximately 8 miles west of Birmingham, 3 miles south of Dudley and circa 2 miles north-west of Halesowen.

The estate benefits from excellent road connectivity, with direct access to the A461 and A4036 providing links to Junction 2 of the M5 motorway (approximately 3-4 miles to the east), which in turn connects to the wider national motorway network including the M6 motorway. This provides efficient access to the Midlands logistics “golden triangle” and beyond, making the location well suited to industrial, trade counter and distribution uses.

Public transport provision is strong, with Cradley Heath railway station located approximately 1 mile to the south, offering regular services to Birmingham, Stourbridge and Worcester via the regional rail network. The station is complemented by an adjoining bus interchange, providing frequent local and regional bus services connecting to surrounding towns and employment centres.



THE JEWELLERY QUARTER

The Jewellery Quarter is one of Birmingham's city centre business hotspots.

The Jewellery Quarter is easily accessible with excellent transport links, including Birmingham Snow Hill Station.

Alternatively, you can reach the Jewellery Quarter from Birmingham City Centre via tram by getting off at the St Paul's stop.

Places to Eat in the Jewellery Quarter

This area is a lively hub with a wide selection of bars, restaurants, cafes, and shops to explore. Popular spots include:

- Otto Wood Fired Pizza
- The Jam House
- St Paul's House
- Indian Brewery
- The Button Factory
- Actress and Bishop

For a more affordable option, consider picking up a meal from the local Tesco and enjoying it in the park surrounding St Paul's Church. It's a perfect spot to relax and get some fresh air during your workday.

Staying Active

If you want to stay active, there are also several gyms in the area, such as SPM Fitness, Temple Gym, and Henrietta Street Gym.



BIRMINGHAM

The ideal place to work, where opportunity meets innovation!

Dynamic city centre: Immerse yourself in a vibrant hub boasting fabulous shops, diverse restaurants, and vibrant street entertainment. Explore stunning architecture and enjoy easy access to all amenities, fostering a productive and inspiring work environment.

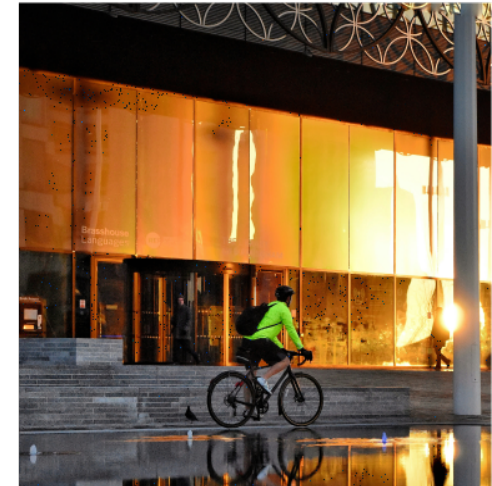
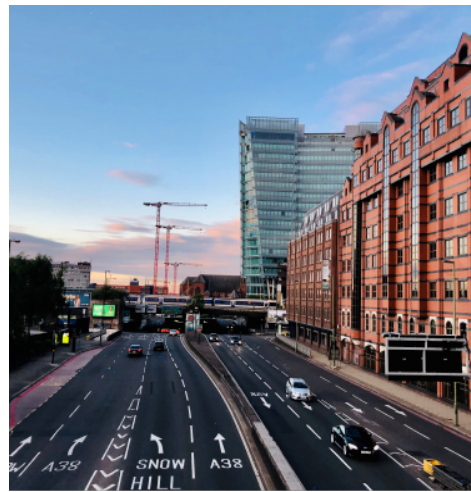
Effortless connectivity: Reach Birmingham Airport swiftly via the free Air-Rail Link, connecting directly to Birmingham International Railway Station. From there, frequent ten-minute trains to Birmingham New Street station provide seamless access to your workplace.

Central location, global reach: A strategic location offers quick train connections:

- Solihull: 8 mins
- Coventry: 20 mins
- London: 1 hr 15 mins
- Manchester: 1 hr 27 mins
- Cardiff: 1 hr 50 mins

Endless amenities: Indulge in diverse dining options, cultural richness, premier shopping, lively bars, exciting events, activities, and green spaces – all within Birmingham’s city centre.

Join us in Birmingham: Experience a city where work-life balance thrives and opportunities abound. Birmingham awaits – where your professional journey begins!



VAT

To be confirmed

LEGAL FEES

Each party to bear their own costs

LEASE

The property is available to let on a new lease with length to be agreed.

RENT

£12,000 per annum on a new lease with length and terms to be agreed.

POSSESSION

The property is immediately available following the completion of legal formalities.

POSSIBLE USE CLASSES

Class B2 - General Industrial, Class B8 - Storage or Distribution

EPC

EPC exempt - No building present

ANTI MONEY LAUNDERING

The successful applicant will be required to provide two forms of ID and proof/source of funds, to satisfy anti-money laundering protocols.

VIEWINGS

Viewings are strictly via the letting agent Siddall Jones.

CONTACT



Edward Siddall-Jones

0121 638 0500
edward@siddalljones.com



Scott Rawlings

0121 638 0500
scott@siddalljones.com

The above information contained within this brochure is subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars. Generated on 11/05/2026

SIDDALL JONES

COMMERCIAL PROPERTY CONSULTANCY



[SIDDALLJONES.COM](https://www.siddalljones.com)