



**Beoley Lane Compound, Beoley**  
Redditch, B98 9DP

**Secure Hard Surfaced Yard**

**0.17 Acres**  
(0.07 Hectares)

- Fenced and Gated Site
- Hard Surfaced
- External Storage
- Convenient Location
- 4 Minutes from M42 J3
- Lock-up Storeroom

## Summary

|                |  |
|----------------|--|
| Available Size | 0.17 Acres   |
| Rent           | £17,000 per annum  |
| Business Rates | N/A  |
| VAT            | Not applicable   |
| Legal Fees     | Each party to bear their own costs   |
| EPC Rating     | EPC exempt - Industrial sites, workshops and non-residential agricultural buildings with low energy demand |

## Location

The compound occupies a prominent roadside position on Beoley Lane, Redditch, immediately adjacent to the A435 Alcester Road, one of the principle routes linking Redditch with Birmingham to the north.

The location provides excellent connectivity to the national motorway network, with Junction 3 of the M42 situated approximately 4 minutes away, providing onward access to the M40, M5 and M6 motorways.

The convenient location just off the A435 makes the site well suited to open storage, transport and industrial uses.

## Description

The site comprises approximately 0.17 acres of fenced and gated hard-surfaced secure yard, situated on Beoley Lane.

The yard benefits from a single-storey brick-built storeroom.

## Accommodation

The accommodation comprises the following areas:

| Name          | sq ft           | sq m          | Availability |
|---------------|-----------------|---------------|--------------|
| Ground - Yard | 7,405.20        | 687.97        | Available    |
| <b>Total</b>  | <b>7,405.20</b> | <b>687.97</b> |              |

## Terms

New lease for a minimum of 3 or more years.

## Rent

£17,000 per annum (VAT tbc)

## Rateable Value

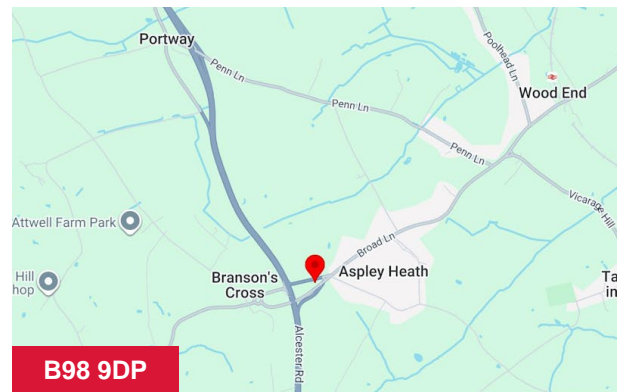
TBC

## Services

The site benefits from a mains electric supply.

## Viewing

Strictly by appointment with our office on 01527 584 242.



## Viewing & Further Information



Ben Truslove  
01527 584242 | 07791 371032  
ben@truslove.co.uk



Ian Parker  
01527 584242 | 07977 008815  
ian@truslove.co.uk



James Haynes  
01527 584242 | 07534 005207  
james@truslove.co.uk