



Unit 3a Lion Garage

Portway, Birmingham, B48 7JA

Industrial Unit

764 sq ft
(70.98 sq m)

- 1 MINUTE FROM JUNCTION 3 OF M42
- AVAILABLE IMMEDIATELY
- NEW BUSINESS LEASE
- ROLLER SHUTTER DOOR ACCESS
- WILL ACCEPT MOTOR TRADE

Summary

Available Size	764 sq ft
Rent	£5,000 per annum
Business Rates	£3,650 - 100% Small Business Rate Relief Potentially Available.
Service Charge	An annual service charge is levied for the maintenance and upkeep of common areas.
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Location

The property is accessed from Old Alcester Road, adjacent to Alcester Road (A435), which links Junction 3 of the M42 Motorway to Redditch and Studley to the south and Birmingham to the north.

Description

The Unit comprises a Ground Floor Workshop with a Roller-Shutter Door Access. Unit 3A in part of a communal block of three units, with Unit 3A being the first unit of the terrace.

In total the Gross Internal Area (GIA) is approximately 764 sq ft (71 sq m).

Unit 3A comes with 3 car parking spaces.

Rent

£5,000 Per Annum (+VAT)

Rateable Value

£3,650 - 100% Small Business Rate Relief Potentially Available.

Service Charge

An annual service charge is levied for the maintenance and upkeep of common areas.

Tenure

Flexible Lease Options potentially available.

EPC

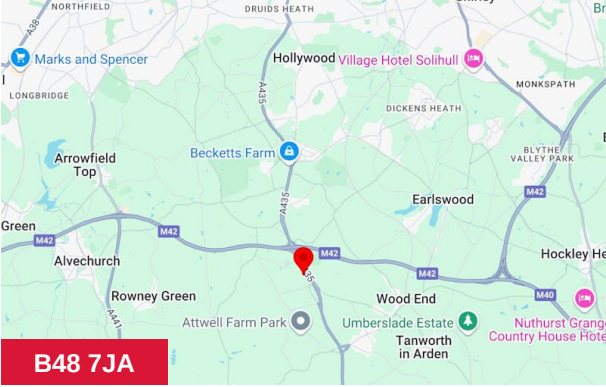
TBC

Legal Fees

Each party to bear their own fees.

Viewing

Strictly by appointment with our office - 01527 584 242.



Viewing & Further Information



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

The above information contained within this email is sent 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 14/01/2026