

LAND | TO LET

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REAR YARD AT CHURCH LANE INDUSTRIAL ESTATE, WEST BROMWICH, B71 1AR

5,700 SQ FT (529.55 SQ M)

SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

Secure Yard / External Storage Area – Suitable
for Vehicles, Plant & Equipment

- Secure Gated Yard
 - Concrete Hardstanding
 - Ideal for Vehicle or Plant Storage
 - Close to A41 and M5 J1
 - Near Sandwell & Dudley Station
 - Excellent Regional Links
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DESCRIPTION

This secure and self-contained yard provides a versatile external storage solution, ideally suited for vehicle parking, plant and machinery storage, or general yard use. The site is predominantly laid to concrete hardstanding, creating a durable and low-maintenance surface with excellent access for vans and larger commercial vehicles.

The yard is fully enclosed by brick walls and secure gates, offering both privacy and a high level of security. It is positioned in a well-established location with strong transport links and lies in close proximity to both residential and commercial districts, making it a highly convenient and accessible base of operations.

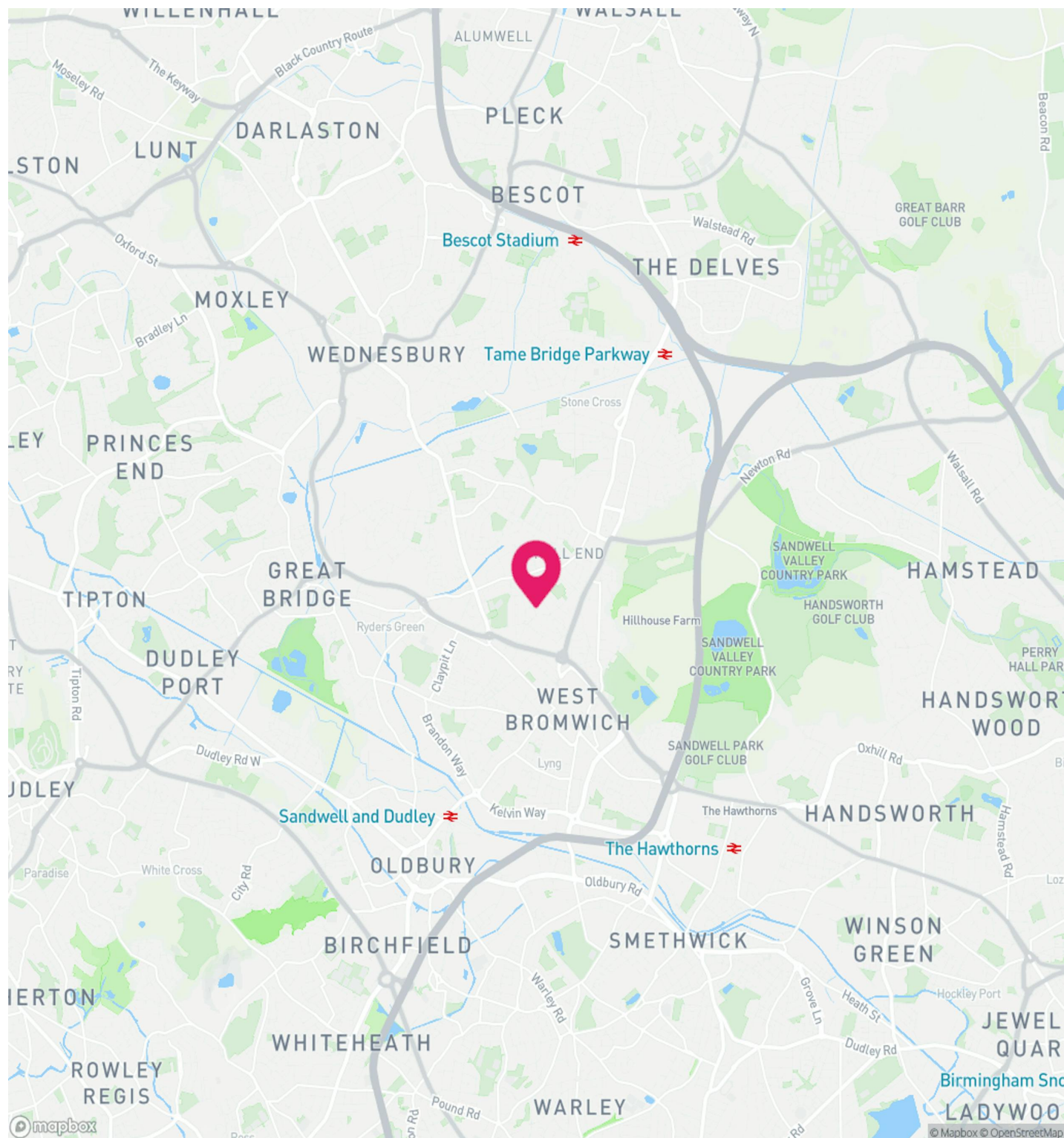
This property represents an excellent opportunity for businesses requiring secure and flexible external storage space in a strategic and well-connected setting.



LOCATION

The property is located on Church Lane in West Bromwich, within easy reach of the regional and national road network. The site benefits from excellent transport connectivity, with the A41 Black Country New Road providing quick access to Junction 1 of the M5 motorway, situated just a short drive away. This offers direct links to Birmingham, Wolverhampton, and the wider motorway network including the M6 and M42.

Public transport connections are also strong, with regular local bus services operating nearby and Sandwell and Dudley railway station located approximately 1.7 miles from the property, providing direct services to Birmingham, Wolverhampton and beyond. The West Midlands Metro further enhances connectivity across the region.



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.

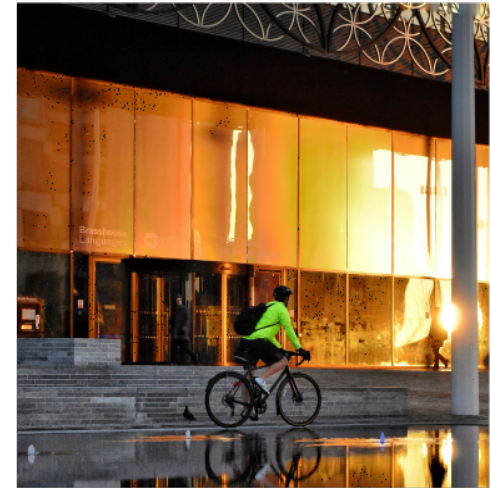
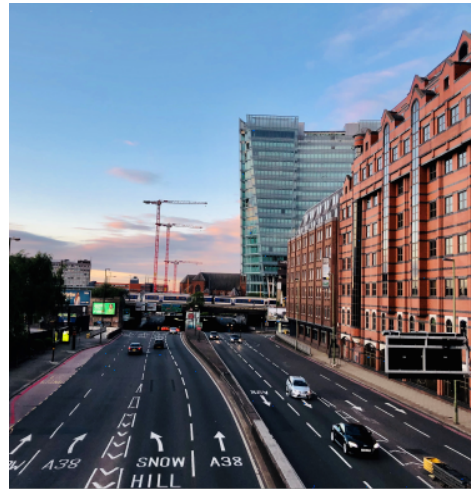
Effortless connectivity: Reach Birmingham Airport swiftly via the free Air-Rail Link, connecting directly to Birmingham International Railway Station. From there, frequent ten-minute trains to Birmingham New Street station provide seamless access to your workplace.

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!



TERMS

The property is available on a sublease, with length to be agreed, at a passing rental of £12,000 per annum (exclusive).

VAT

All prices quoted are exclusive of VAT, which we understand is/is not payable.

SERVICES

The agent has not tested the suitability of the connections and recommends that all interested parties carry out their own investigations as to their suitability.

AVAILABILITY

The property is available immediately upon completion of legal formalities.

VIEWING

Strictly via the sole agent Siddall Jones.

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



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