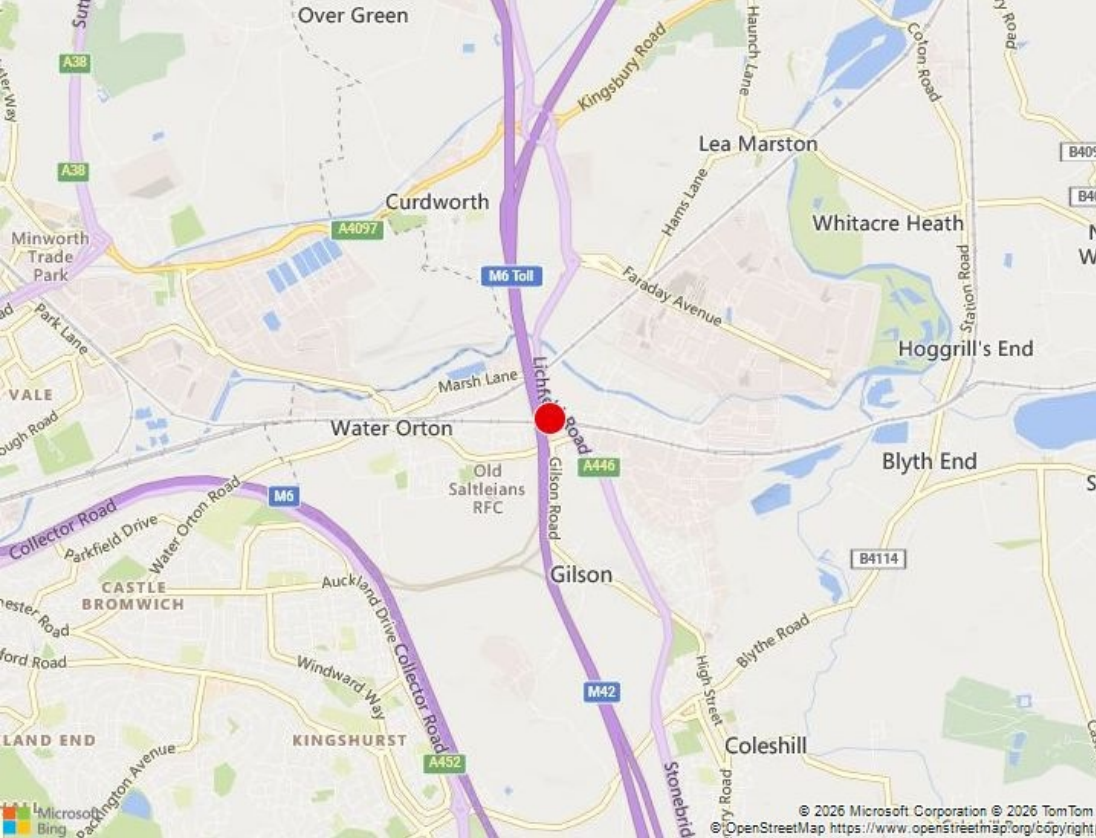


# SECURE YARD/COMPOUND - TO LET

Former Grangewood Fencing Supplies Limited Yard, Lichfield Road, Water Orton, Birmingham, West Midlands, B46 1NU

0.88 Acres (0.35 Hectares) | £60,000 per annum exclusive





## KEY FEATURES

- Gated and fenced compound
- A number of stores positioned on site
- Accessed via Jack O Watton Business Park with gated entrance
- Prominent roadside position off A446
- Easy access onto Dunton Interchange Junction 9 of the M42 Motorway

## LOCATION

The site occupies a prominent roadside position within Jack O Watton Business Park accessed from Lichfield Road in the Water Orton district of Birmingham. Lichfield Road (A446) is a busy route continuing a short distance north and provides access with Hams Hall and further to the Dunton Interchange, Junction 9 of the M42 Motorway. Alternatively to the south, Lichfield Road continues and provides access with Coleshill and surrounds. The NEC and Birmingham International Airport are within close driving distance with Birmingham City Centre positioned 12 miles to the south west of the property.

## DESCRIPTION

The property comprises a secure yard/compound situated within the Jack O Watton Business Park accessed off Lichfield Road in Water Orton. The site benefits from secure gated entrance together with perimeter fencing and a number of on-site stores. The site is prominently positioned within easy driving distance of the M42 Motorway and M6 Toll Road at the nearby Dunton Interchange Junction 9 of the M42 Motorway.



Area	Acres	Hectares
TOTAL SITE AREA	0.88	0.35
Total Floor Area	0.88	0.35

Former Grangewood Fencing Supplies Limited Yard, Lichfield Road, Water Orton , Birmingham, West Midlands B46 1NU



## TERMS

The premises are available by way of full repairing and insuring lease for a term of years to be agreed.

## ASKING RENT

£60,000 per annum exclusive

## SERVICE CHARGE

A Service Charge is payable towards the costs of maintenance of common areas. Further details available on request.

## EPC

Assessment awaited where appropriate.

## BUSINESS RATES

Rateable Value £25,500. Rates Payable £12,724.50 prior to any transitional arrangements or small business relief.

Please note that the Rateable Value will increase from 1st April 2026 to £34,250.

Interested parties are advised to make their own enquiries with the Local Authority (North Warwickshire) for verification purposes.

## MONEY LAUNDERING

In accordance with Anti Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful applicant. For a company, any person owning more than 25% must provide the same.

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction.

## VAT

All figures quoted are exclusive of VAT which will be payable

## VIEWING

Strictly by prior appointment, please contact:



Ben Nicholson MRICS

DDI: 0121 362 1532

Mob: 07889 407650

E: [ben.nicholson@burleybrowne.co.uk](mailto:ben.nicholson@burleybrowne.co.uk)

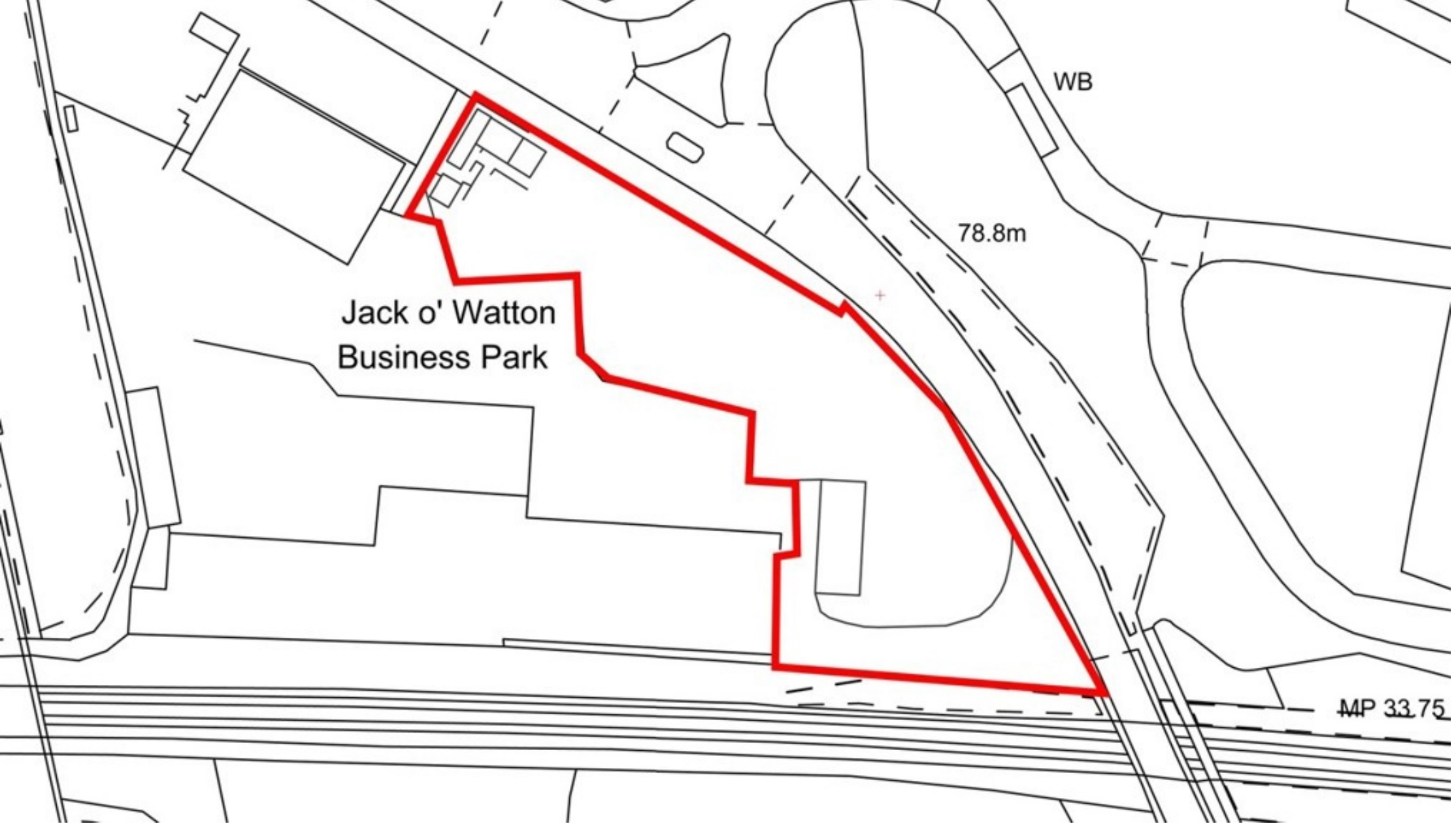


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Misrepresentation Act 1967. Unfair Contract Terms 1977. Consumer Protection Regulations under Unfair Trading Regulations 2008. The Business Protection Regulations from Misleading Marketing Regulations 2008.



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