

**SECURE YARD / COMPOUND, OLD PARK TRADING ESTATE, OLD PARK ROAD,  
WEDNESBURY, WS10 9LR 0.67 ACRES (2,711 SQ M)**

- Rare storage opportunity
- Secure, level and surfaced yard
- 1 mile from the A461 Black Country New Road
- 1 ¼ mile to Junction 9 of the M6 motorway
- Situated on an established trading estate



## LOCATION

Old Park Trading Estate is strategically located on Old Park Road in the Kings Hill area of Wednesbury, with excellent access to the motorway network.

The estate is easily accessible to the major link roads with the Black Country New Road (A461) being approximately 1 mile from the estate. The M6 motorway can also be accessed via Junction 9 which is approximately 1¼ miles away.

## DESCRIPTION

Secure, level and surfaced yard / compound on the Old Park Trading Estate in Wednesbury.

## ACCOMMODATION

The compound comprises approx 0.67 acres (2,711 sq m).

## RENT

£30,000 per annum exclusive

## LEASE TERMS

The site is available to let on a new lease for a term of years, to be agreed.

## VAT

VAT will be payable on all charges at the prevailing rate.

## BUSINESS RATES

Rateable Value 2018/19 - £21,250

Interested parties are advised to verify this information by making direct contact with the local Rating Authority.

## USE

Interested parties are advised to speak to the local authority in respect of their proposed use.

## LEGAL COSTS

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

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## VIEWINGS

**James Darby**

Darby Key Property

0121 647 3541 07951 147 417

[james.darby@darbykey.co.uk](mailto:james.darby@darbykey.co.uk)

**Chris Keye**

Darby Keye Property

0121 647 3541 07951 147 421

[chris.keye@darbykey.co.uk](mailto:chris.keye@darbykey.co.uk)



**Darby  
Keye**

[darbykeye.co.uk](http://darbykeye.co.uk)

**0121 647 3541**