

## Secure open storage site available immediately

**3.2 Acres**  
(1.29 Hectares)

- Secure gated open storage site
- Potential to split the site into 1 acre plots
- 8 miles from Birmingham Airport
- 24 hour access
- Small office on site
- Mix of concrete and crushed rock
- Fully fenced site with two entry/exits



**TO LET**



Location



Gallery



Contact



Location



Gallery



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## Location

The location offers excellent connectivity, with close proximity to Water Orton, Hams Hall, and Birmingham Airport.

The site is just 4 miles from the A446 and 5.5 miles from Junction 4 of the M6, providing convenient access to the regional motorway network.

## Description

The site benefits from a mix of concrete hardstanding and crushed rock. The site is fenced and has two entry/exit points.

Ideal for logistic storage and overflow space. Suitable for clean uses only – car trade not suitable.

## Rent

Available by way of a new short term lease of 12 months with the potential for longer term leases. We are quoting a rent of:

**£192,000 per annum**

The site is splitable in acre lots at a rent of £60,000 per acre.

## VAT

VAT is applicable to the rent at the standard rate.





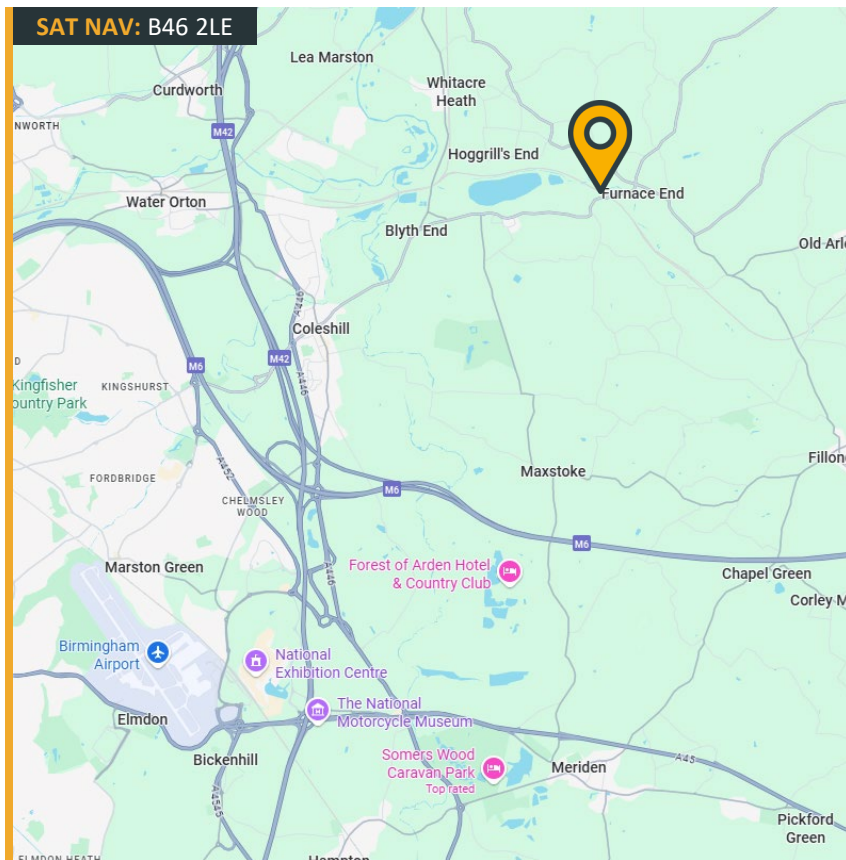
Location



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## Business Rates

The site will need to be assessed for Business Rates on occupation.

(This information is for guidance only and all parties should check themselves with North Warwick Borough Council)

## Identity Checks

In order to comply with FHP's legal requirements to HMRC in relation to Anti-Money Laundering Legislation FHP will need to establish the identity of the proposed tenant which may involve being asked to provide confirmation of their identity.

## Further Information

For further information or to arrange a viewing please call or click on the emails or website below:

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01/08/25



Please [click here](#) to read our "Property Misdescriptions Act". E&OE.