

Highly secure open plan storage land

0.43 acres
(18,871ft²)

- 0.43 acres (0.17 hectares) of secure open storage land
- Predominantly hardstanding surface
- 24/7 access via secure gated estate
- CCTV security and ample on-site parking
- Suitable for a range of commercial uses
- Established industrial estate location



TO LET



Location



Gallery



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Location



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Location

Aldridge is an affluent market town approximately 9 miles north of Birmingham and 5 miles east of Walsall. The town benefits from excellent connectivity via the A454, A452 and A461, with easy access to Junctions 7, 9 and 10 of the M6 motorway. The property occupies a prominent position within an established commercial area, close to a range of national and independent occupiers. Regular bus services and nearby railway stations at Walsall and Blake Street provide convenient access across the West Midlands, making Aldridge a popular location for businesses.

Description

The site extends to approximately 0.43 acres (0.17 hectares) of secure, predominantly hardstanding open storage land situated within the well-established West Point Industrial Estate. The site is fully enclosed and provides a versatile outdoor storage solution suitable for a range of commercial occupiers, including contractors, builders' merchants, plant and equipment storage, vehicle fleets and general business storage.

Occupiers benefit from 24/7 access, together with gated security, CCTV coverage and ample on-site parking, providing a secure and accessible working environment. The estate is home to a range of established businesses and offers excellent operational flexibility for a variety of commercial uses.

Please note the property is not suitable for self-storage operators.





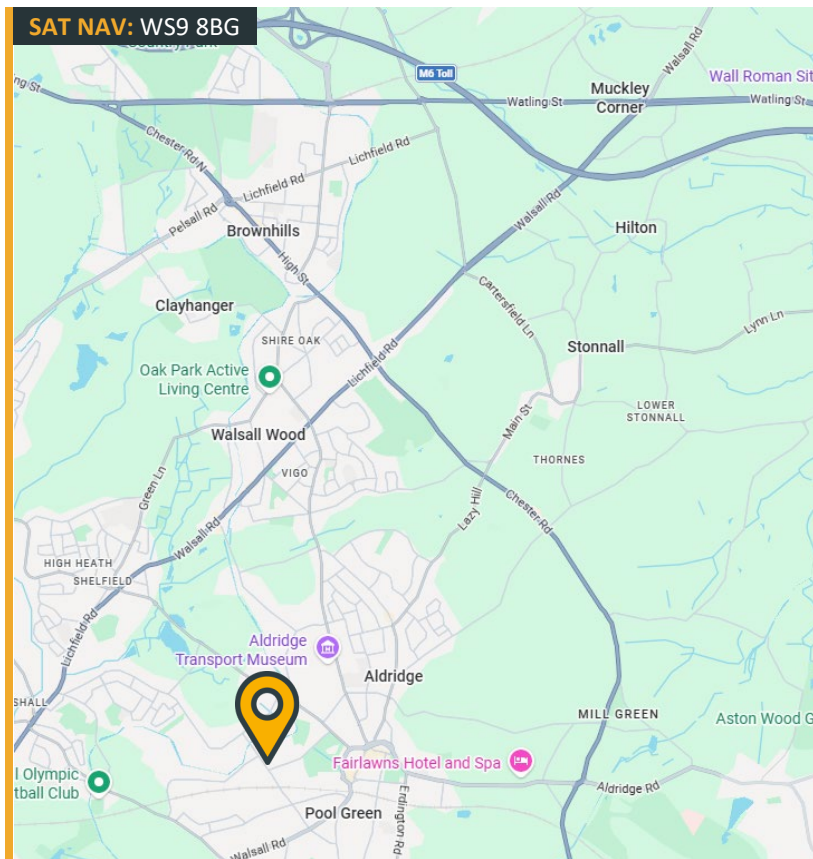
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Rent

The site is available immediately on flexible lease terms.
The rent is available on application.

VAT

VAT is applicable to the rent at the standard rate.

Further Information

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

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29/07/26

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