

# TO LET / FOR SALE

CAKEMORE  
ROAD, ROWLEY  
REGIS, WEST  
MIDLANDS  
B65 0QU

**3.11 Acres**  
**1.26 Hectares**

- Class 1 Industrial Outdoor Storage Site
- Mostly surfaced with concrete and tarmac
- Secure, fenced and serviced
- Benefits from a small workshop onsite

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## LOCATION

Rowley Regis is located on the eastern fringe of the Black Country, 8 miles west of Birmingham City Centre, 4 miles north of Halesowen, 2 miles south of Oldbury and 3 miles south of West Bromwich.

Strategically located next to the M5 accessed via Cakemore Road which links directly to A4123 Wolverhampton Road and A4034 Birchfield Lane leading to Junction 2 which is 1 mile distant.

The property is well served by Rowley Regis (Park & Ride) Station located 0.3 miles southwest of the property providing regular services to Worcester, Kidderminster, Birmingham Snowhill, and Stratford-upon-Avon.

## DESCRIPTION

For Sale or Lease

Cakemore Road, Rowley Regis is an Industrial Outdoor Storage (IOS) opportunity that spans 3.11 acres and benefits from a predominately concrete surface. It also benefits from power, water and drainage.

The site has a regularised B8 consent, allowing open storage use. The site benefits from a c. 4,500 sq. ft. modular workshop, which can be lifted and shifted across the site to suit and has been cleared of bespoke buildings to create a pure open storage site; all of which offer a flexible and highly functional site for a number of uses.

## ACCOMMODATION

Name	Size
Total	3.11 Acres (1.26 Hectares)

## TERMS

A new lease is available direct from the landlord on terms to be agreed.

## RENT/PRICE

Rent / guide price on Application.

## EPC

No EPC required

## LEGAL COSTS

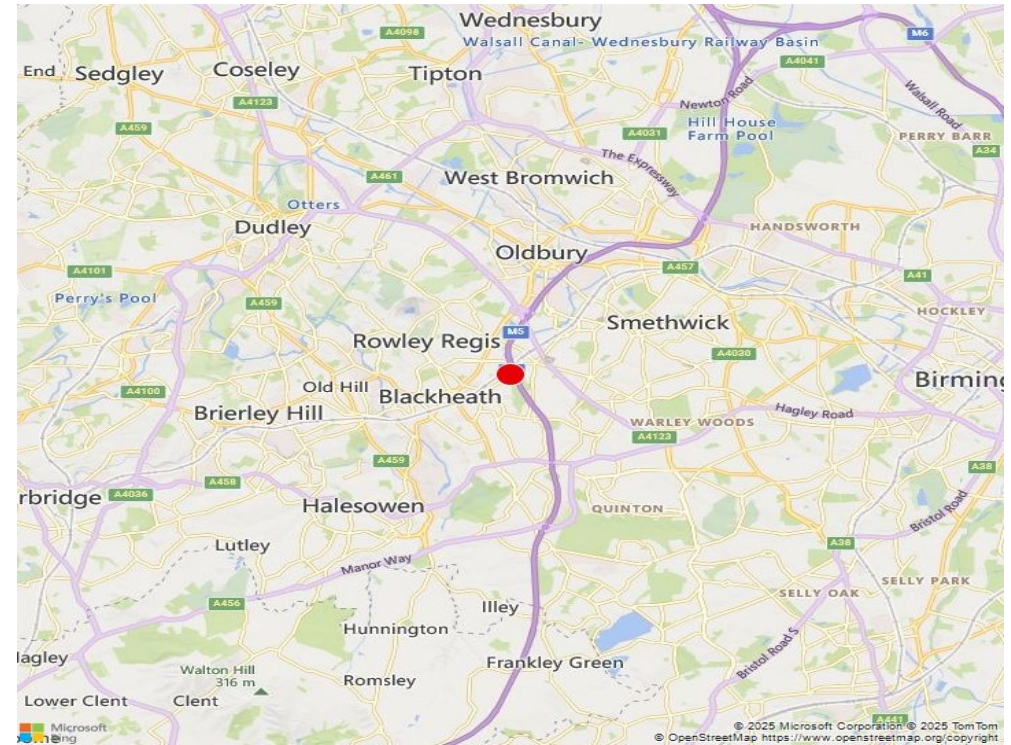
All parties to cover their own costs.

## VAT

Exclusive of VAT.

## VIEWING

Strictly by appointment with agents.



## CONTACT

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