

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
- Significant landholding of scale

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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

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

This significant landholding is secure and fenced and has a single access point from Cakemore Road. It also benefits from power, water and drainage and is ready for occupation, available for sale or lease.

The previous planning consent was compromised and highly bespoke to it's previous legacy operator, and has since been regularised to B8 consent. 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 suitable for a number of uses.

ACCOMMODATION

C. 4,500 sq. ft. modular workshop on 3.11 acres of surfaced open storage land.

| | |
|--------------|-----------------------------------|
| Name | Size |
| Total | 3.11 Acres (1.26 Hectares) |

PRICE

Rent / Price available on Application.

EPC

No EPC required

LEGAL COSTS

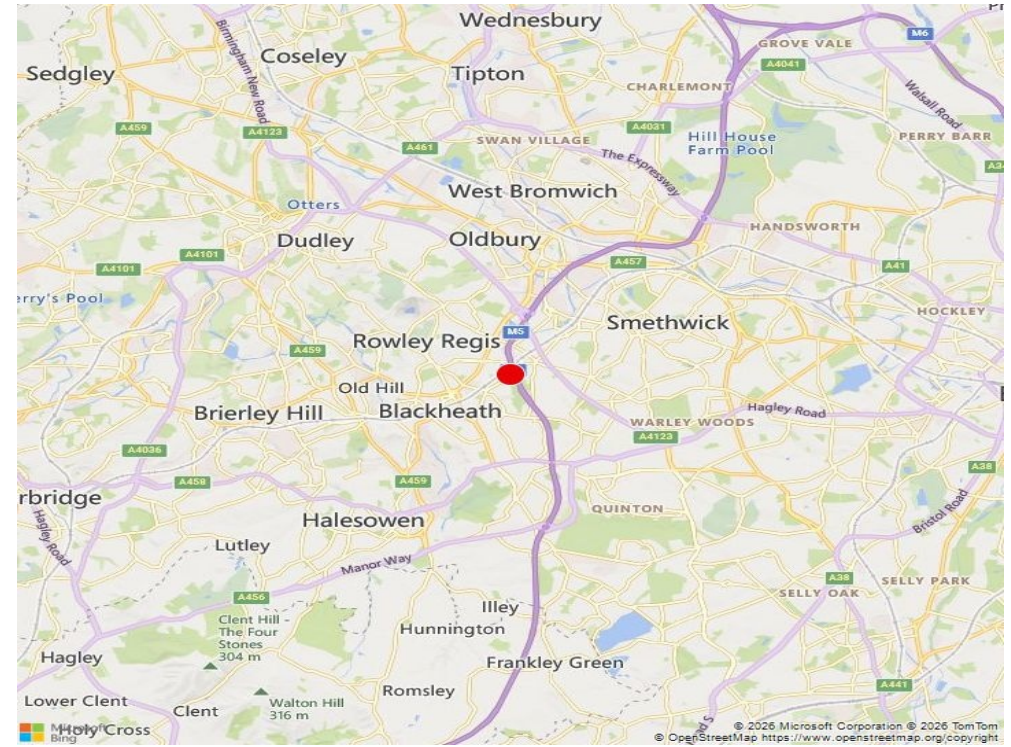
All parties to cover their own costs.

VAT

Exclusive of VAT.

VIEWING

Strictly by appointment with agents.



CONTACT

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