

Water Orton, Unit A Lakeside Industrial Park, Marsh Lane, B46 1NS

Industrial Unit and Yard – TO LET



- Total Gross Internal Area 1,103.56 sq m (11,879 sq ft)
- Detached Unit
- Side yard space
- Small gated estate
- Access via Lichfield Road A446, connecting to M42 J9 to the north and M6 J4 to the south
- Proposed Landlord's refurbishment
- Available November 2025



0121 643 9337

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LOCATION

The property is located in Marsh Lane, Water Orton (B4118) in an established industrial area. Access is via Lichfield Road (A446), connecting with M42 J9 to the north and M6 J4 to the south

Local amenities are available in Water Orton including Water Orton railway station.

DESCRIPTION

The accommodation is provided in a standalone detached unit and benefits from car parking around the unit as well as a concrete surfaced yard area to the side of the unit.

Of steel portal frame construction, the unit is a regular shape with brick elevations and profile steel cladding above, concrete floor, single roller shutter loading door and integral mezzanines and office accommodation.

Minimum working height is approximately 6m.

ACCOMMODATION

The premises comprise the following approximate floor areas:

Total Gross Internal Floor Area	11,879 sq ft	1,103.56 sq m
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The areas stated are on a GIA basis.

TENURE

The premises are available by way of a new lease for a term of years to be agreed.

RENT

£95,000 per annum

BUSINESS RATES

The information supplied by the Valuation Office Agency is as follows: -

Rateable Value £59,500

Interested parties should verify this information with the local rating authority.

EPC

C – 58, expiring 21 October 2032

SERVICE CHARGE

The lease will incorporate a service charge provision covering the upkeep of common areas.

LEGAL COSTS

Each party will be responsible for their own legal costs.

VIEWING

All viewings by prior appointment through this office. Contact Caren Ryan on 0121 643 9337.

CONTACT

Richard Bache

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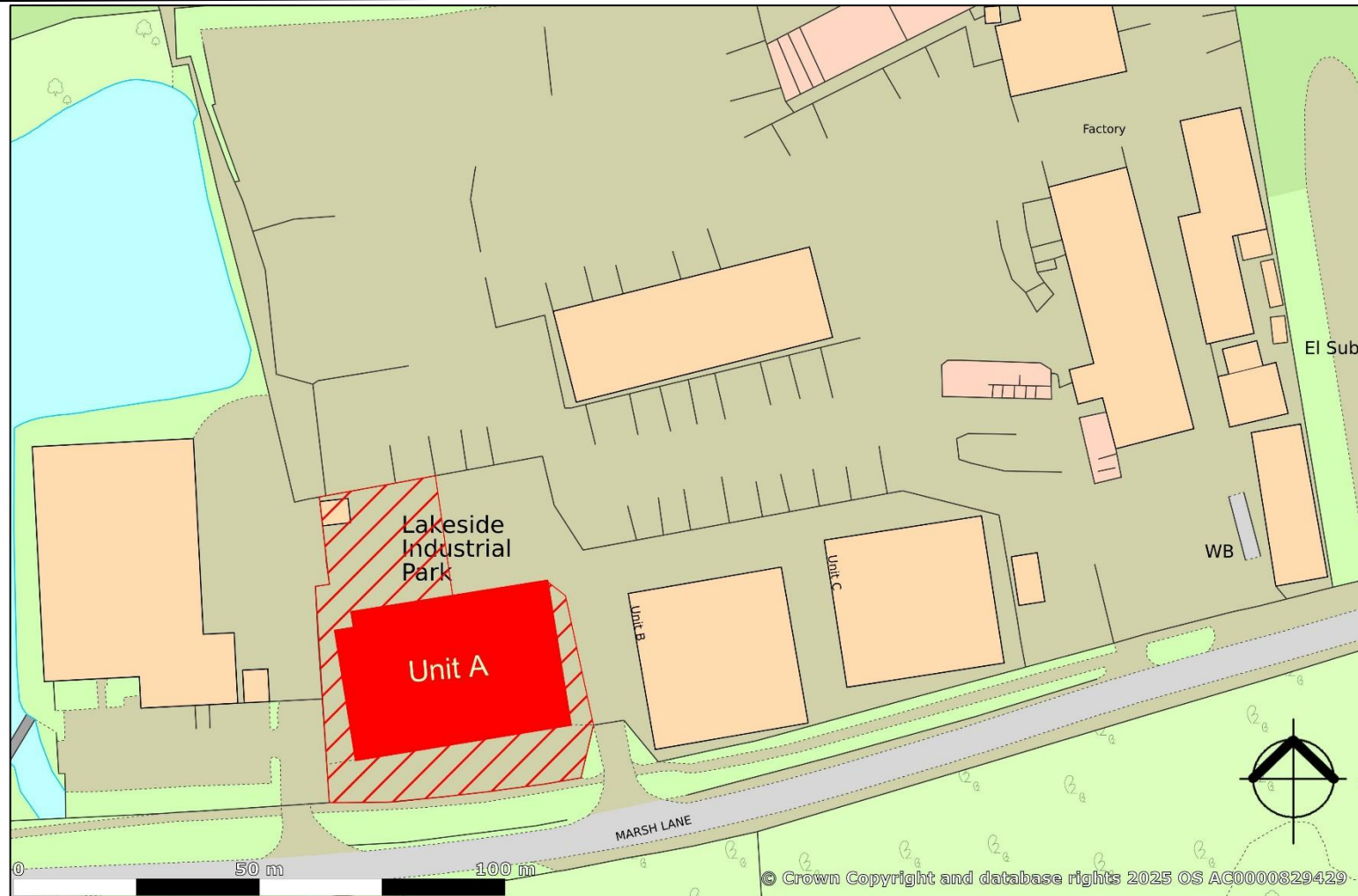
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