

West Bromwich, 26 Lyng Lane, B70 7RP

Industrial/Warehouse – To Let



- 7,000 sq ft (650.39 sq m)
- Available from end of August 2026
- Onsite parking



0121 643 9337

info@johnsonfellows.co.uk

www.johnsonfellows.co.uk

West Bromwich, 26 Lyng Lane, B70 7RP

Industrial/Warehouse – To Let



LOCATION

The property is located south west of West Bromwich town centre and south of West Bromwich Ringway and in close proximity to the Kings Square Shopping Centre and the main West Bromwich bus station.

The property is located approximately 1 mile west of Junction 1 of the M5.

DESCRIPTION

The building consists of a two storey office/storage building with a manufacturing/storage building to the rear of the site, which comprises two bays of open plan industrial/warehouse space.

ACCOMMODATION

Office/Stores Block	78.73 sq m	847 sq ft
Main Workshop/Warehouse (plus ancillary)	571.66 sq m	6,153 sq ft
Total	650.39 sq m	7,073 sq ft

RENT

£60,000 per annum exclusive

TERMS

The property is available by way of a new full repairing and insuring lease for a minimum period of 3 years.

RATES

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

Rateable Value £TBC

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

EPC

Grade C with a score of 62 and it expires in June 2036.

VAT

All figures are exclusive of VAT which **is** payable.

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

Mark Fitzpatrick

Email: mark.fitzpatrick@johnsonfellows.co.uk

Telephone: 07305 334 286



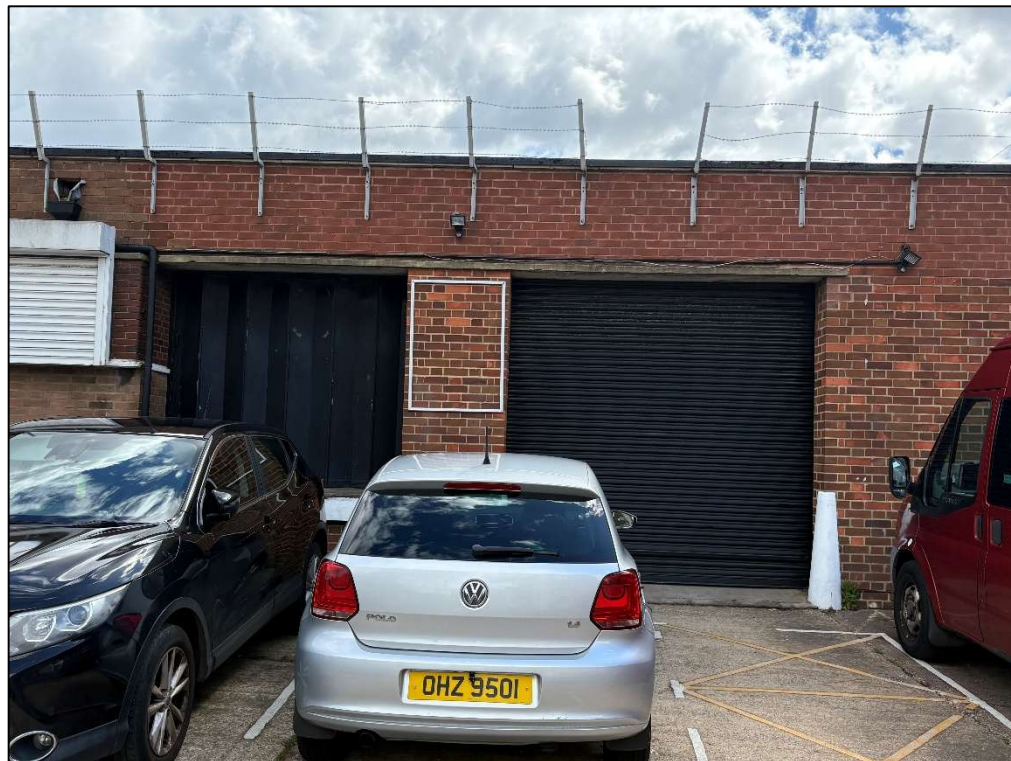
0121 643 9337

info@johnsonfellows.co.uk

www.johnsonfellows.co.uk

West Bromwich, 26 Lyng Lane, B70 7RP

Industrial/Warehouse – To Let



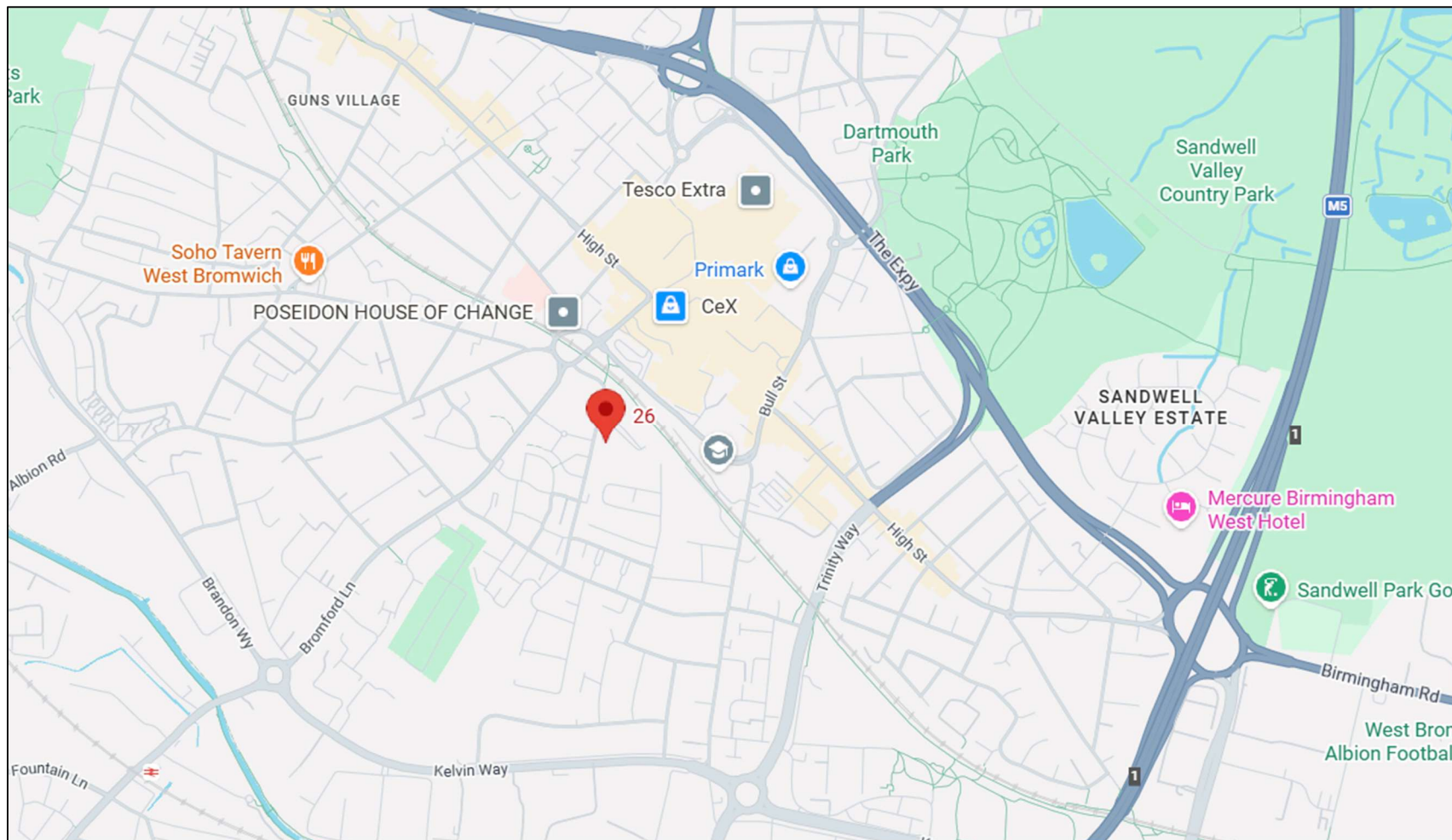
0121 643 9337

info@johnsonfellows.co.uk

www.johnsonfellows.co.uk

West Bromwich, 26 Lyng Lane, B70 7RP

Industrial/Warehouse – To Let



Misrepresentation ACT 1967 NOTICE - Johnson Fellows themselves and for the vendors or lessors of the property whose agents they are, give notice that 1. These particulars do not constitute any part of any offer or contract. 2. All statements contained in these particulars as to this property are made without responsibility on the part of Johnson Fellows, their joint agents or the vendors or lessors. 3. None of the statements contained in these particulars as to this property are to be relied on as statements or representation of fact. 4. Any intended purchaser or lessors must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 5. The vendors or lessors do not make or give and neither Johnson Fellows nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

0121 643 9337

info@johnsonfellows.co.uk

www.johnsonfellows.co.uk