





# To Let

## Open Storage I Commercial Yard

## 13,068 sq. ft. 0.3 acres

Old Forge Trading Estate, Lye, DY9 8EL

FOLKES PROPERTIES 1691

# Secure Commercial Yard Space.

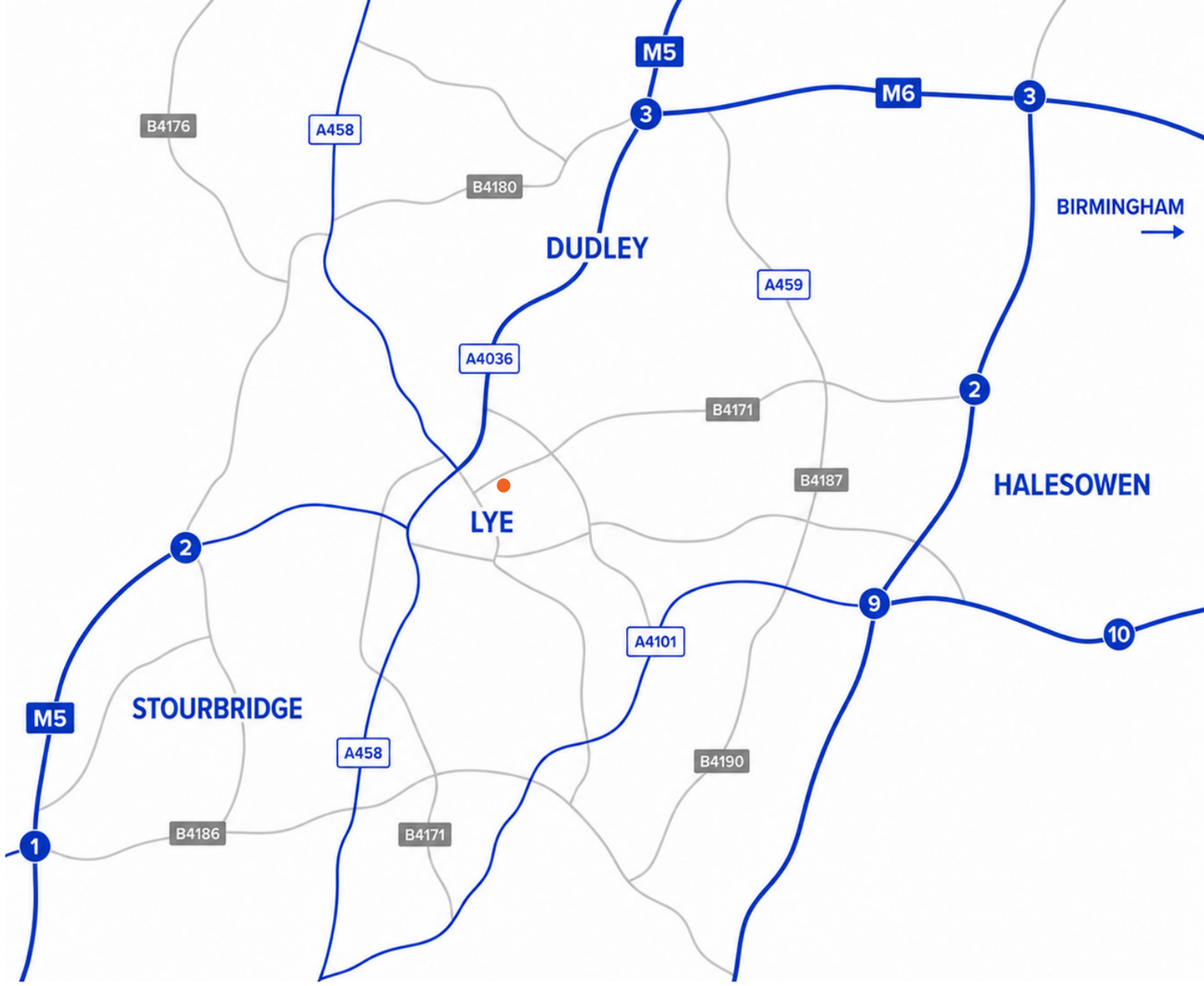
Positioned within the established Old Forge Trading Estate in Lye, this secure open storage yard extends to approximately 0.3 acres and provides a versatile solution for a range of commercial occupiers.

The yard is fully surfaced in tarmac and enclosed by secure fencing, with access provided via a manual entrance gate. Its practical layout makes it well suited to open storage, contractor compounds, vehicle parking, plant and equipment storage, or other commercial uses.

Located on Dudley Road (A461), the property benefits from excellent road connectivity throughout the Black Country and wider West Midlands. Stourbridge, Dudley and Brierley Hill are all within easy reach, while Junctions 3 and 4 of the M5 motorway are readily accessible, providing convenient links to Birmingham, the national motorway network and surrounding commercial centres.

**Rental:** £30,000 per annum

**Legal Costs:** Each party will be responsible for their own legal costs




## Location.

Junction 3 - 5 miles
Stourbridge - 2 miles
Lye Station - 2 minute walk











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