



TO LET

OPEN STORAGE LAND PLOTS WITH ANCILLARY OFFICE
LONGLEAT ROAD, OFF NORTHGATE, ALDRIDGE, WS9 8TQ



0.6 acres – 6.48 acres

0.24 – 2.62 hectares (approx)

SELF-CONTAINED, DOUBLE GATED AND FENCED INDUSTRIAL OPEN STORAGE FACILITY

SWIFT ACCESS TO M6 MOTORWAY





LOCATION

The site occupies a highly prominent and established industrial position on Longleat Road, situated within the primary commercial hub of Aldridge.

This location is strategically positioned for logistics and a multitude of storage operations, offering exceptional connectivity to the wider West Midlands conurbation. The site benefits from swift access to the A454 and A461 trunk roads, providing direct links to Walsall (approx. 2 miles) and nearby Sutton Coldfield. Crucially for national distribution, Junctions 8, 9, and 10 of the M6 motorway are all within easy driving distance, unlocking seamless transit via the M6 Toll, M5, and M42 networks to the key Black Country and Birmingham markets.

DESCRIPTION

The site provides three hardcore/tarmac strippings surfaced industrial open storage plots, with palisade fencing/gates available as a whole or in part.

Office accommodation is provided with Yard 1B, providing single phase electricity supply, mains water, mains foul drainage and a telephone line. Yard 1B also has x2 three phase electricity supply kiosks. CCTV may be available, as well as some yard lighting near the offices.

Yard 1C also provides x2 three phase electricity supply kiosks (currently unconnected) mains water supply pipes (awaiting connection), telephone lines/poles in the vicinity and potentially foul drain connections subject to any incoming Tenant carrying out all connection/construction works to Landlord's approval.

ACCOMMODATION

Plot	Acres (approx)
Site 1A	LET
Site 1B	4.35 acres approx
Site 1C	1.53 acres approx
Site 2	0.60 acre approx

AVAILABILITY

The sites are available as a whole or in part on terms to be agreed.

QUOTING RENT

On application

PLANNING

Interested parties should make their own enquiries to Walsall Planning Department.

VAT

All prices quoted are exclusive of any VAT liability.

SERVICE CHARGE

Services charges will be payable for the communal area maintenance. Further information on request.

MONEY LAUNDERING

The Money Laundering Regulations require identification checks to be undertaken for all parties purchasing property. Before a business relationship can be formed, we will request proof of identification for the purchasing entity.

LEGAL COSTS

Tenant to be responsible for Landlord's legal costs.

VIEWING

For further information or to arrange a viewing please contact the sole agents:

Harris Lamb

Contact: Neil Slade
Tom Morley

Email: neil.slade@harrislamb.com
thomas.morley@harrislamb.com

Tel: 0121 455 9455

Date: October 2026

SUBJECT TO CONTRACT







