

# Baccabox Lane

Hollywood, Birmingham, B47 5DD

SHEPHERD  
COMMERCIAL



## TO LET

27,443 SQ FT  
(2,549.54 SQ M)

£50,000 PER ANNUM

Secure yard with gated access and buildings. Well located for the A435. Suitable for storage and trade use.

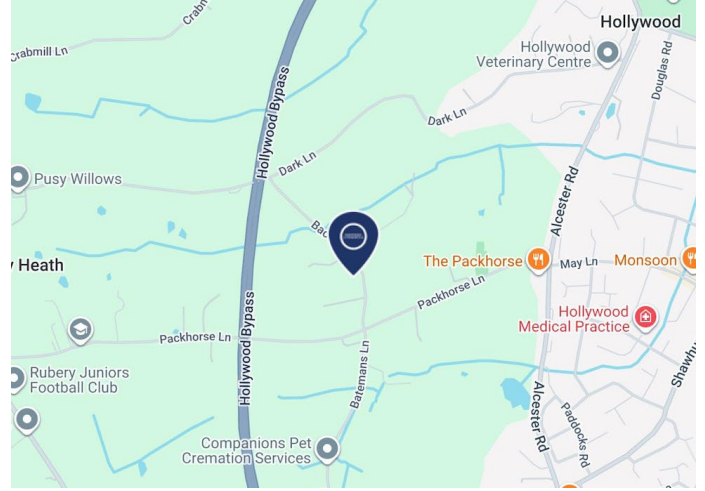
- Gated and self-contained site
- Suitable for storage, distribution, vehicles and plant
- Ancillary office, workshop and storage buildings
- Excellent access to A435 (Hollywood Bypass)

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## Summary

Available Size	27,443 sq ft / 2,549.54 sq m
Rent	£50,000 per annum
EPC	EPC exempt - No building present

## Description

A secure and predominantly level commercial yard extending to approximately 0.63 acres (27,443 sq ft), benefitting from ancillary office, workshop and storage accommodation.

The site is accessed via a gated entrance and provides a mixture of hardstanding areas suitable for open storage, vehicle parking and general operational use. The existing buildings offer useful supporting accommodation including office space, workshops and additional storage, making the property suitable for a wide range of occupiers.

The property would suit a variety of uses including storage and distribution, contractors' yard, plant hire, builders merchants or other industrial and trade operations (subject to any necessary consents).

## Location

The property is situated on Baccabox Lane in Hollywood, providing excellent access to the A435 (Hollywood Bypass), which in turn connects to Junction 3 of the M42 and the wider motorway network.

The surrounding area comprises a mixture of commercial and residential uses, providing strong connectivity to Birmingham, Redditch and Solihull.

## Specification

- Approx. 0.63 acre secure yard
- Gated and self-contained site
- Hard surfaced areas
- Ancillary office, workshop and storage buildings
- Suitable for a variety of industrial and commercial uses
- Excellent road connectivity

## Terms

The property is available by way of a new lease, with a minimum term of 5 years.

Rent: £50,000 per annum exclusive.

## Rateable Value

Interested parties are advised to make their own enquiries with the local authority.

## Use / Planning

The property benefits from an established commercial use. The existing buildings fall under Class E (formerly B1 – light industrial/office), with the yard suitable for storage, distribution and contractor uses (subject to planning).

## Viewings

Strictly by appointment only with Shepherd Commercial



### Ross Bendall

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