Lion Garage

Alcester Road, Portway, Birmingham, B48 7JA

SHEPHERD COMMERCIAL

TO LET

5,870 SQ FT
(545.34 SQ M)

£38,000 PER ANNUM

Prominent roadside showroom to let, adjacent to the A435 and J3 M42, with roller-shutter loading and allocated parking

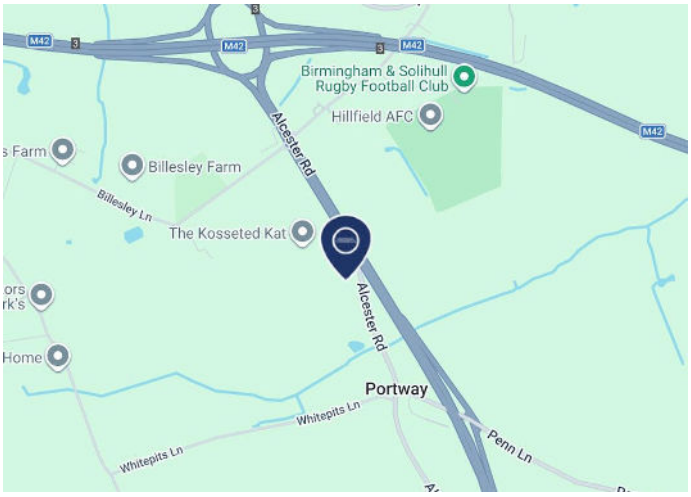
- Prominent roadside showroom extending to 5,870 sq ft
- Extensive glazed frontage providing excellent natural light
- Side roller-shutter loading access
- Rear ancillary and mezzanine storage
- Immediate access to Junction 3 of the M42

01564 778890
www.shepcom.com

Lion Garage

Alcester Road, Portway, Birmingham, B48 7JA

SHEPHERD COMMERCIAL



Summary

Available Size	5,870 sq ft / 545.34 sq m
Rent	£38,000 per annum
EPC	Upon enquiry

Description

The property comprises a prominent ground-floor showroom offering extensive glazed frontage, providing excellent natural light and strong visibility from the adjoining road.

Internally, the principal showroom is predominantly open plan, creating a flexible sales and display area capable of accommodating a variety of occupiers and configurations. Ancillary storage accommodation is provided towards the rear, together with a useful mezzanine storage area accessed via an internal staircase.

Loading and servicing are available by way of a roller-shutter door positioned to the side of the building. Externally, the premises benefit from good allocated car parking, convenient customer access and a prominent frontage offering excellent signage and branding potential.

Location

Lion Garage occupies a prominent roadside position in Portway, fronting Alcester Road and immediately adjacent to the A435. The property benefits from excellent regional connectivity, with Junction 3 of the M42 approximately one minute away, providing convenient access to the wider Midlands motorway network including the M40, M5 and M6. Redditch is approximately 6 miles to the south, with Birmingham city centre around 13 miles to the north.

The surrounding commercial centres of Solihull, Bromsgrove, Shirley and Studley are also readily accessible. Earlswood railway station is approximately 1.2 miles away, providing connections towards Birmingham and Stratford-upon-Avon.

The property's prominent frontage and accessibility make it well suited to showroom, trade counter or other commercial uses, subject to planning.

Terms

The property is available to let on a new lease, length to be agreed, at a rent of £38,000 per annum, plus VAT. The property is immediately available following completion of legal formalities.

Services, Rates, VAT & Legal Fees

Services: We understand that the property has access to all mains services. The agent has not tested the suitability of the connections and recommends that all interested parties carry out their own investigations.

Rateable Value: £33,750, based on the April 2026 valuation.

VAT: Applicable.

Legal Fees: Each party to bear their own costs.

Viewings

Strictly via the sole letting agent, Shepherd Commercial.

Charlie Boswell
01564 778 890 | 07913 142 038
charlie@shepcom.com

Kaine Arkinson
01564 778 890 | 07487 521802
kaine@shepcom.com

The above information contained within this email is sent subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars. Generated on 10/09/2026

MOTORWORLD
MOTORWORLD