

Unit 4 Albion Works, Moor Street, Brierley Hill, DY5 3SW



TO LET

Industrial Warehouse/Workshop

Gross Internal Area: 14,705 ft² (1,366.12 m²) approx.

Location

The property is situated on the Albion Works Estate off Moor Street, within close proximity of Brierley Hill Town Centre and the Merry Hill Shopping Centre.

The property provides convenient access to the nearby town of Dudley 2.8 miles distant and Birmingham City Centre approx. 13 miles to the east.

Junction 5 of the M5 motorway is approximately 4½ miles allowing for convenient access to the national motorway network.

Description

Albion Works comprises a mix of modern industrial units suitable for production, warehousing and a variety of service industries.

The subject property is set within the main block accessed via a covered loading area with roller shutter and pedestrian access.

The unit is of steel portal frame construction with full height brick infill surmounted by a pitched roof incorporating newly installed translucent roof lights.

The warehouse benefits from a large electronically operated roller shutter, mezzanine floor, concrete flooring, high bay lighting, large three phase power supply, generous eaves height (min. 15ft rising to 24 ft) and integral kitchen, canteen, and WCs. Integral two storey offices have been created with cellular space on the ground floor level and open plan on the first which is suitable for a showroom or training space.

Externally the property enjoys excellent loading access and ample car parking.

Accommodation

Total (GIA)	14,705 ft2	1,366.12 m2
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Rental / Terms

The property is available to let on a new lease with length to be agreed at £50,000 per annum.

Alternatively, offers in the region of £650,000 are invited for the freehold interest.

VAT

All prices quoted are exclusive of VAT which we understand is payable.

Service Charge

A small service charge is levied in respect of the maintenance and upkeep of communal area. We understand the service charge is currently £4,875 per annum.

Rateable Value

RV: £27,750
Rates Payable: £13,875 per annum approx.

Services

It is understood that all mains' services including three phase electricity are available on or adjacent to the estate.

However, we advise all prospective tenants to make their own enquiries with the appropriate service agencies.

Legal Fees

Each party to be responsible for their own legal costs incurred during this transaction.

The landlord will provide a standardised lease to the tenant at their own cost.

Energy Performance Certificate

Available upon request from the agent.

Use Class

We understand that the property has consent under use class B2 (General Industrial) and B8 (Storage and Distribution).

The property may also be suitable for alternative uses, subject to obtaining the necessary planning consent.

Availability

The property is immediately available following the completion of legal formalities.

Viewings

Strictly via the sole letting agent Siddall Jones on **0121 638 0500**

