

Unit 1, 153 Powke Lane, Cradley Heath, B65 0AD



**TO LET**

Recently Refurbished Workshop/Trade Counter Unit

Gross Internal Area: 2,918 ft<sup>2</sup> (271 m<sup>2</sup>)

### Location

The property is located on Powke Lane, Rowley Regis set back behind a tarmac forecourt with dropped curb access.

The area benefits from excellent access to Dudley, Halesowen and the Black Country whilst being in close proximity to the M5 (2.2 miles) and its connecting motorway network.

### Description

The unit is of steel truss construction beneath a north lit roof with full height brick elevations.

Vehicular access is provided via roller shutter and ramp access to the rear of the property within a secure yard. An additional raised roller shutter is also situated to the front.

The unit is configured to provide reception/office space at the front and workshop/warehouse to the rear.

The unit benefits from a minimum eaves height of 9.35 ft rising to 18ft 8 in the apex along with a mezzanine floor providing valuable storage or additional office space.

The unit has recently been refurbished and includes:

- Recently replaced roof and guttering
- External Kingspan micro rib cladding to the rear elevation
- External rendering and raised balcony (in progress)
- LED lighting
- Recertified gas and electrical installations
- Secure yard/loading area

Externally the property benefits from a secure forecourt/yard area providing valuable car parking and loading facilities.

### Accommodation

**Total (GIA) - 2,918 ft<sup>2</sup> (271 m<sup>2</sup>) approx.**

### Rental / Terms

The property is available to let on a new lease with length to be agreed at £29,000.

### Service Charge

Non-Payable.

### VAT

All prices quotes are exclusive of VAT which we understand is not payable.

### Rateable Value

We understand each unit qualifies for small business rates relief, subject to tenant eligibility.

### Planning Use

We understand that the property has consent under Use Class B2 and B8.

The property may be suitable for alternative uses subject to obtaining the required consent.

### Legal Fees

Each party to be responsible for their own legal and other fees associated with this transaction.

### Energy Performance Certificate (EPC)

EPC: available upon request from the agent.

### Availability

The property is immediately available subject to the completion of legal formalities.

### Viewings

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

