



UNIT 2, 153 POWKE LANE, CRADLEY HEATH, B65 0AD

TRADE COUNTER, WAREHOUSE TO LET | 2,918 SQ FT

SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

Recently Refurbished Workshop/Trade Counter Unit with Secure Forecourt/Yard Area Providing Valuable Car Parking and Loading Facilities



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

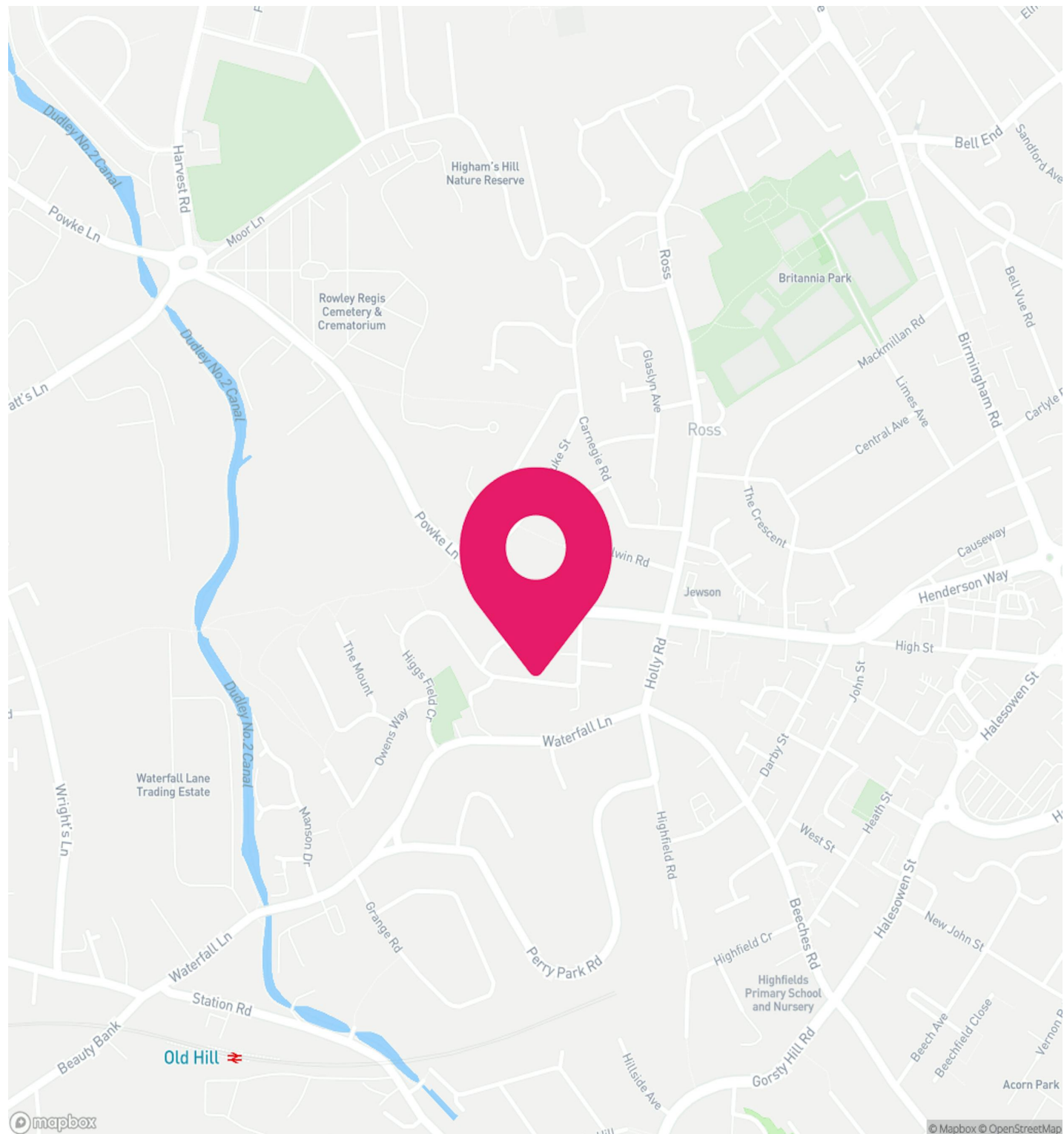
Externally the property benefits from a secure forecourt/yard area providing valuable car parking and loading facilities.



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.



THE JEWELLERY QUARTER

The Jewellery Quarter is one of Birmingham's city centre business hotspots.

The Jewellery Quarter is easily accessible with excellent transport links, including Birmingham Snow Hill Station.

Alternatively, you can reach the Jewellery Quarter from Birmingham City Centre via tram by getting off at the St Paul's stop.

Places to Eat in the Jewellery Quarter

This area is a lively hub with a wide selection of bars, restaurants, cafes, and shops to explore. Popular spots include:

- Otto Wood Fired Pizza
- The Jam House
- St Paul's House
- Indian Brewery
- The Button Factory
- Actress and Bishop

For a more affordable option, consider picking up a meal from the local Tesco and enjoying it in the park surrounding St Paul's Church. It's a perfect spot to relax and get some fresh air during your workday.

Staying Active

If you want to stay active, there are also several gyms in the area, such as SPM Fitness, Temple Gym, and Henrietta Street Gym.



BIRMINGHAM

The ideal place to work, where opportunity meets innovation!

Dynamic city centre: Immerse yourself in a vibrant hub boasting fabulous shops, diverse restaurants, and vibrant street entertainment. Explore stunning architecture and enjoy easy access to all amenities, fostering a productive and inspiring work environment.

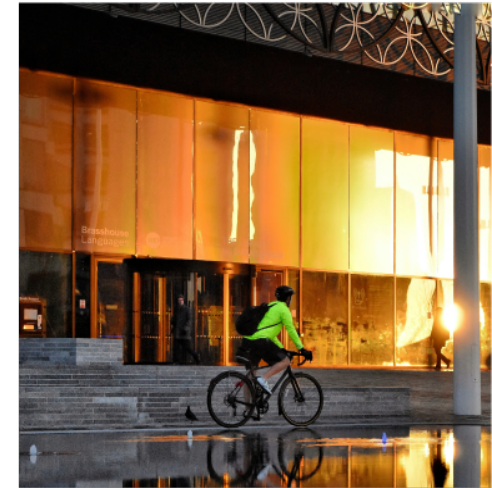
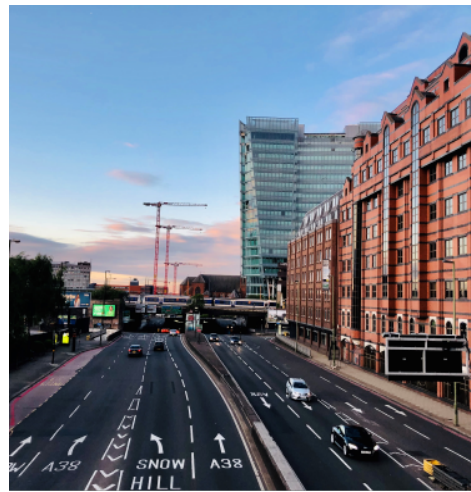
Effortless connectivity: Reach Birmingham Airport swiftly via the free Air-Rail Link, connecting directly to Birmingham International Railway Station. From there, frequent ten-minute trains to Birmingham New Street station provide seamless access to your workplace.

Central location, global reach: A strategic location offers quick train connections:

- Solihull: 8 mins
- Coventry: 20 mins
- London: 1 hr 15 mins
- Manchester: 1 hr 27 mins
- Cardiff: 1 hr 50 mins

Endless amenities: Indulge in diverse dining options, cultural richness, premier shopping, lively bars, exciting events, activities, and green spaces – all within Birmingham's city centre.

Join us in Birmingham: Experience a city where work-life balance thrives and opportunities abound. Birmingham awaits – where your professional journey begins!





RENTAL / TERMS

The property is available to let on a new lease with length to be agreed at £22,860.

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)

Energy Performance Certificate (EPC) available upon request from the agent.

VIEWINGS

Viewings are strictly via the letting agent Siddall Jones.

SERVICE CHARGE

n/a

LEASE

New Lease

RENT

£22,860 per annum

POSSESSION

Available Immediately

VIEWINGS

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CONTACT

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