

37a and 37b Grice Street, West Bromwich, B70 7EZ



**TO LET**

Warehousing / Manufacturing Premises

Gross Internal Area: 6,208 ft<sup>2</sup> (577 m<sup>2</sup>)

**Location**

The premises has the benefit of excellent transport links with Junction 1 of the M5 approximately ¾ of a mile away and the Metro Line and Bus Station being within 10 Minutes walking distance of the offices.

Grice Street links to the A4031 Spon Lane South with immediate access to the A4182 Kenrick Way/ Kelvin Way island, providing a direct route to the A4168, in turn linking to J1 M5.

The property occupies a prominent position away from the main industrial site at Grice Street allowing for easy accessibility off the main A4031.

**Description**

The property comprises of a ground floor warehouse / manufacturing facility.

The premises benefits from forecourt parking, reception and two office spaces.

The warehousing is accessed via a shared loading area and dock loading bay and provides access to an open plan warehouse spaces which are currently being used by a clothing manufacturer. Double doors to the rear provide access to another open plan manufacturing space.

The premises benefit from canteen, WC, and additional ancillary space.

**Accommodation**

Offices	615 ft2	58 m2
Loading Bay	348 ft2	32 m2
Warehousing / Ancillary	5,245 ft2	487 m2
<b>Total</b>	<b>6,208 ft2</b>	<b>577 m2</b>

**Terms**

The property is available on a new lease, with length to be agreed, at a passing rental of £24,000 per annum (exclusive).

**VAT**

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

**Legal Costs**

Both parties are to bear their own legal and surveyor’s fees incurred during the transaction.

**Services**

We understand that all mains services are connected on, or adjacent to the subject property.

The agent has not tested the suitability of the connections and recommends that all interested parties carry out their own investigations.

**Service Charge**

Not applicable. The tenant will however be responsible for an apportionment of the building insurance policy and utility payments which will be recharged by the landlord.

**Energy Performance**

Available upon request from the agent.

**Rateable value**

RV £17,000

**Anti-Money Laundering**

The successful applicant will be required to provide two forms of ID to satisfy anti-money laundering protocols.

**Viewing**

Strictly via the sole agent Siddall Jones on 0121 638 0500.

