



SIDDALL JONES

37a and 37b Grice Street

West Bromwich, B70 7EZ

**Warehousing/Manufacturing
Premises in West Bromwich
with Parking & Office
Spaces | 6,200 sq ft**

6,208 sq ft
(576.74 sq m)

- Forecourt Parking
- Reception Area
- Two Office Spaces
- Canteen Space
- Ground Floor Warehouse
- Additional Ancillary Space

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

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.

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.

Terms

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

Accommodation

Offices 615 ft²

Loading Bay 348 ft²

Warehousing / Ancillary 5,245 ft²

Total 6,208 ft²

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.

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Summary

| | |
|-----------------------|--|
| Available Size | 6,208 sq ft |
| Rent | £24,000 per annum |
| Business Rates | Rateable value- RV £17,000 |
| 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. |
| Car Parking | Forecourt Parking |
| VAT | Not applicable. VAT is not payable. |
| Legal Fees | Each party to bear their own costs. Both parties are to bear their own legal and surveyor's fees incurred during the transaction. |
| EPC Rating | Upon Enquiry |

Viewing & Further Information



Ryan Lynch

0121 638 0800 | 07710022800

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

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.