



UNIT H LEONA INDUSTRIAL ESTATE, NIMMINGS ROAD, HALESOWEN, B62
9JQ

INDUSTRIAL TO LET | 2,037 SQ FT

SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

Ground Floor Industrial Warehouse/Workshop
with Three Phase Electricity

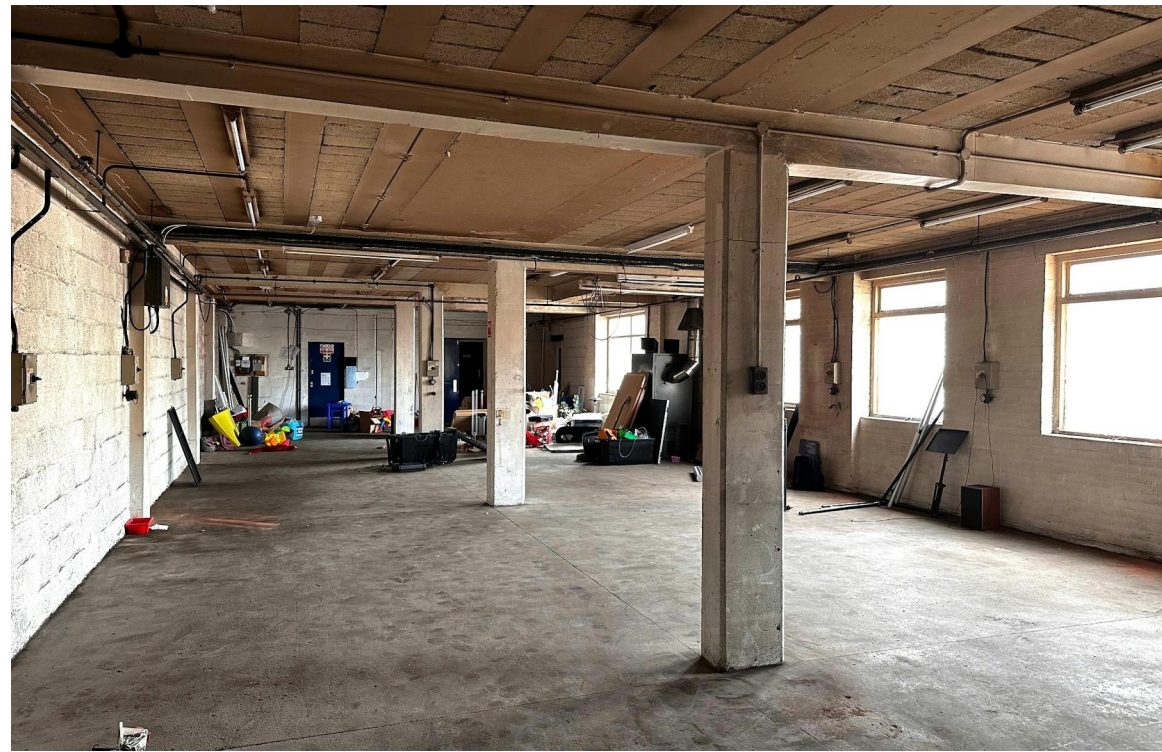
- Concrete Flooring Throughout
- Raised Loading Access
- Roller Shutter Door
- Three Phase Electricity



DESCRIPTION

The property comprises a ground floor workshop premises of concrete construction with full height brick and block infill.

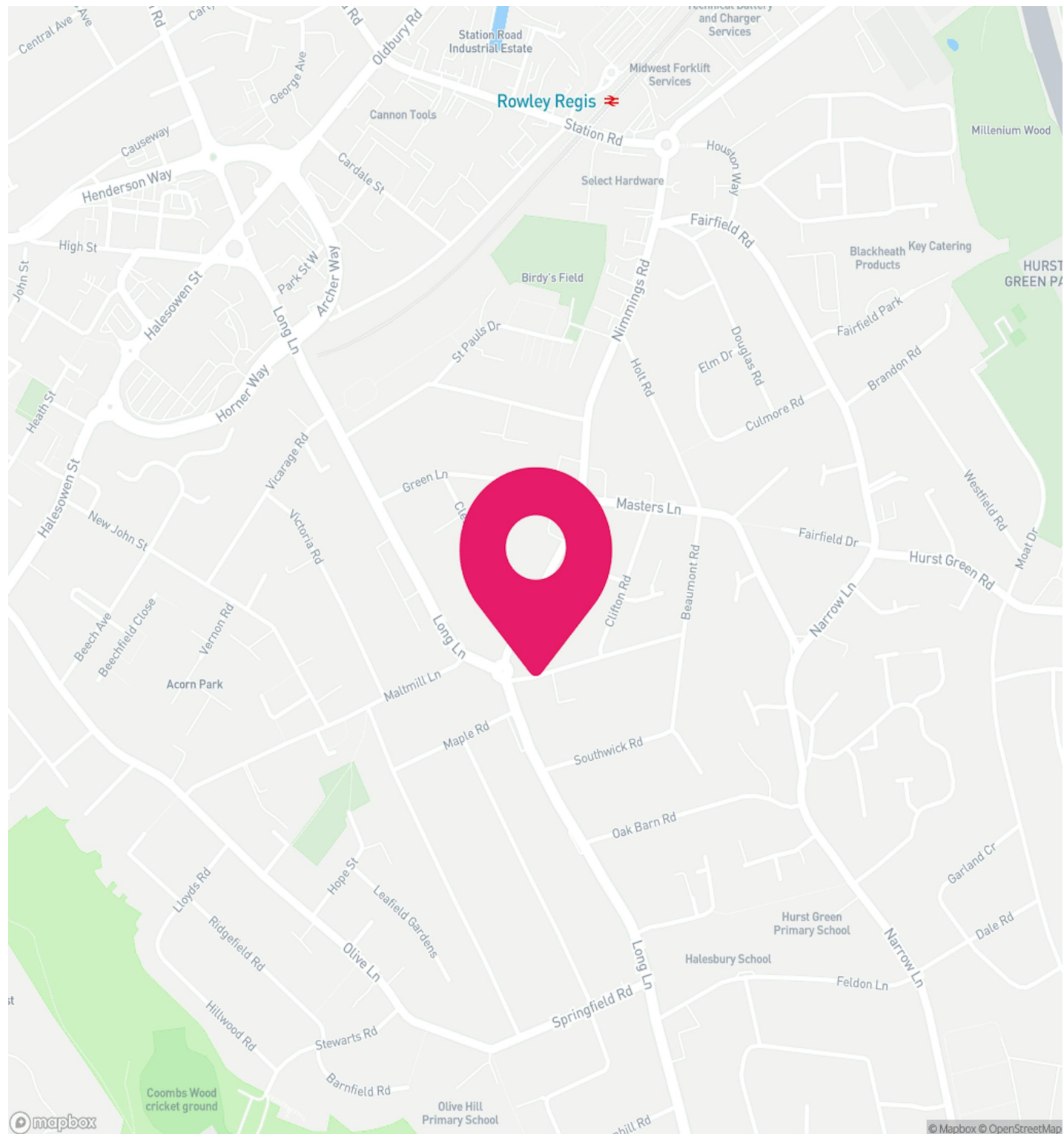
The property benefits from concrete flooring throughout, raised loading access via a roller shutter door into a delivery bay, strip lighting, three phase electricity and WC facilities.



LOCATION

The property forms part of Leona Industrial Estate and fronts Green Lane which is accessed from Nimmings Road.

Halesowen town centre is circa 2.2 miles away to the south west, and Junction 3 of the M5 Motorway is nearby at a distance of about 2 miles to the south.



ACCOMMODATION

Total (GIA) 2,037 ft² (189.24 m²) approximately.

VAT

All prices quoted are exclusive of VAT which may be payable.

BUSINESS RATES

The Business Rates need to be separately assessed. However, we anticipate the property will qualify for exemption under Small Business Rates Relief.

SERVICES

We confirm we have not tested any of the service installations and any occupiers must satisfy themselves as to the state and condition of such items.

USE CLASS

We understand that the property can be used for Use Class B2 (General Industrial).

The property may also be suitable for alternative uses, subject to obtaining the necessary planning consent and we advise all parties to check with the local planning department to check the suitability of their intended use.

Strictly no Motor Trade or Recycling uses are allowed.

EPC

Available upon request from the agent.

ANTI-MONEY LAUNDERING

The successful tenant will be required to submit information to comply with Anti Money Laundering Regulations.

LEASE

New Lease

RENT

£13,500 per annum

VIEWINGS

Viewings are strictly via the letting agent Siddall Jones.

CONTACT

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