

Delph Industrial Estate, Delph Road, Brierley Hill, DY5 2UA



TO LET

Modern Industrial / Workshop Units

Units From: 940 - 1,868 ft²

Location

The premises are on Delph Industrial Estate, Delph Road, Brierley Hill which is off Brettell Lane and in turn Brettell Lane is off the A491 High Street.

Both Brierley Hill town centre and the Merry Hill Shopping Centre are approximately 1 mile distant. Junction 2 and Junction 3 of the M5 Motorway are respectively approximately 7.5 and 6.5 miles distant which provides access to the Black Country national motorway network.

Description

Delph Industrial Estate comprises a range of industrial /warehouse units of steel frame construction with brick and blockwork elevations beneath a mono-pitched roof incorporating translucent roof lights and a concrete floor.

Vehicular access is via a roller shutter door and there is a separate pedestrian access door. Each individual unit has a toilet with some units have separate office accommodation and kitchenette.

Accommodation / Rental

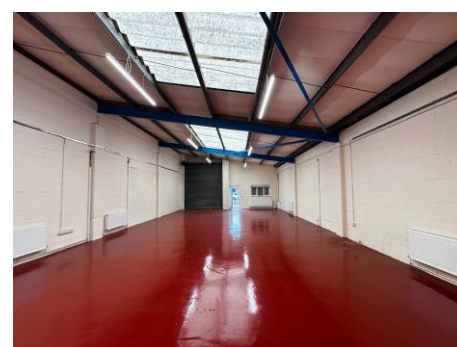
Unit No	Size	Annual Rental
3	1,868 ft2 (174 m2)	£18,680
9	940 ft2 (87 m2)	£9,891
11	1,402 ft2 (130 m2)	£14,020
18	1,497 ft2 (139 m2)	£14,970
21	1,501 ft2 (139 m2)	£15,010
30	1,413 ft2 (131 m2)	£13,130
31	1,413 ft2 (121 m2)	£14,130

Service Charge

A service charge is levied to cover the upkeep and maintenance of communal areas.

VAT

All figures quoted do not include VAT which may be payable.



Business Rates

We understand all units qualify for Small Business Rates Relief, subject to tenant's eligibility.

We advise all interested parties to make their own enquiries with the Local Authority to confirm their specific liability on 01384 814882.

Car Parking

Externally there is a loading/unloading area to the front of the unit and parking for approximately 2 vehicles.

Energy Performance

EPC's have been carried out on these properties. The properties have been awarded as follow:

- Unit 3 47 B
- Unit 9 107 E
- Unit 11 92 D
- Unit 18 88 D
- Unit 21 84 D
- Unit 30 90 D
- Unit 31 102 E

Planning Use

All interested parties are advised to make their own enquiries with Dudley Metropolitan Borough Council on 01384 818181.

Legal Costs

Each party are to be responsible for their own legal costs incurred during this transaction.

Availability

The property is immediately available following the completion of legal formalities.

Viewings and Further Information

Via the letting agent Siddall Jones on 0121 638 0500



