



DELPH INDUSTRIAL ESTATE, DELPH ROAD, BRIERLEY HILL, DY5 2UA

INDUSTRIAL TO LET | 1,402 TO 10,034 SQ FT

**SIDDALL JONES**  
COMMERCIAL PROPERTY CONSULTANCY

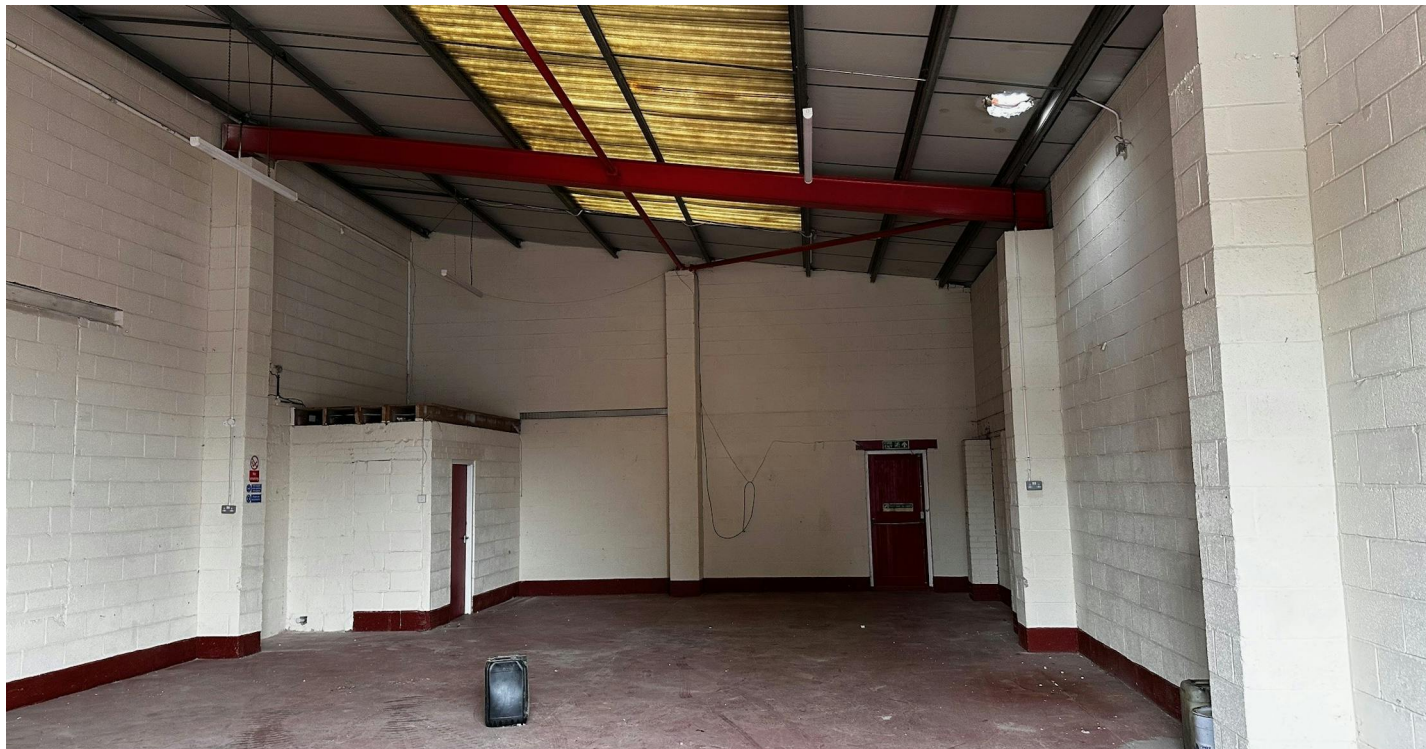


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Modern Industrial / Workshop Units

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- Brick and Blockwork Elevations
  - Access via Roller Shutter Door
  - Concrete Floor
  - Separate Pedestrian Access Door
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## 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.

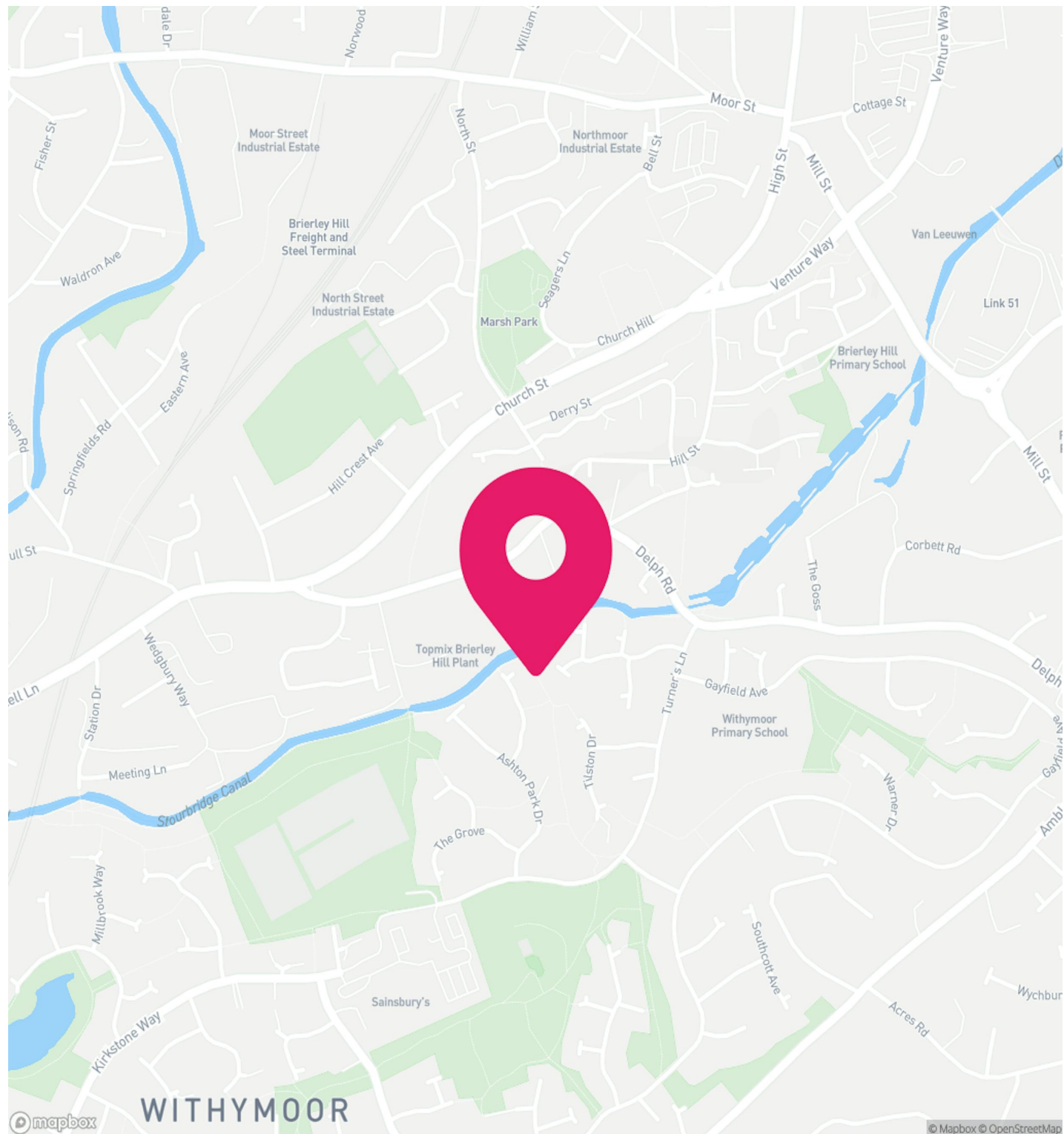


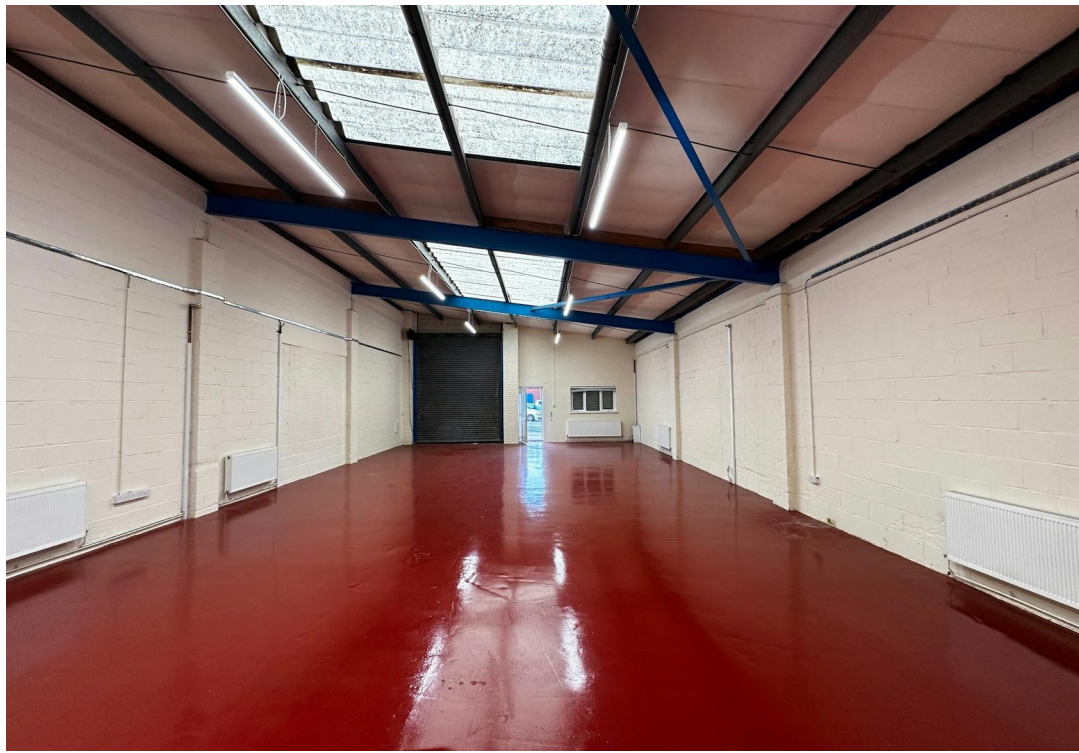


## LOCATION

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.





## AVAILABILITY

Name	sq ft	sq m	Rent	EPC	Availability
Unit - Unit 3	1,868	173.54	£18,680 /annum	B (47)	Available
Unit - Unit 9	940	87.33	£9,891 /annum	E (107)	Under Offer
Unit - Unit 11	1,402	130.25	£14,020 /annum	D (92)	Available
Unit - Unit 12	1,402	130.25	£14,020 /annum	-	Under Offer
Unit - Unit 18	1,497	139.08	£14,970 /annum	D (88)	Available
Unit - Unit 21	1,501	139.45	£15,010 /annum	D (84)	Available
Unit - Unit 30	1,413	131.27	£13,130 /annum	D (90)	Available
Unit - Unit 31	1,413	131.27	£14,130 /annum	E (102)	Under Offer
Unit - Unit 33	1,417	131.64	£14,170 /annum	-	Available
<b>Total</b>	<b>12,853</b>	<b>1,194.08</b>			

## 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.

## 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

## SERVICE CHARGE

n/a

## LEASE

New Lease

## RENT

£9,891 - £18,680 per annum

## VIEWINGS

Viewings are strictly via the letting agent Siddall Jones.

## CONTACT

### Edward Siddall-Jones

0121 638 0500 | 07803 571 891

edward@siddalljones.com

### Sophie Froggatt

0121 638 0500 | 07842013854

sophie@siddalljones.com

### Ryan Lynch

0121 638 0800 | 07710022800

ryan@siddalljones.com

### Scott Rawlings

0121 638 0500 | 07745521743

scott@siddalljones.com