

INDUSTRIAL | TO LET



10 BROADWYN TRADING ESTATE, WATERFALL LANE, CRADLEY HEATH, B64 6PS  
4,920 SQ FT (457.08 SQ M)

**SIDDALL JONES**  
COMMERCIAL PROPERTY CONSULTANCY

## Industrial Premises with Offices and Yard

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- Steel portal frame construction with brick infill
  - Pitched insulated roof
  - Translucent roof lights
  - Concrete flooring
  - Fluorescent strip lighting
  - Gas air blower
  - Electric roller shutter
  - Kitchenette
  - Toilet facilities
  - Substantial mezzanine floor
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## DESCRIPTION

The property comprises an industrial warehouse of steel portal frame construction with brick infill, surmounted by a pitched insulated roof incorporating translucent roof lights.

The warehouse is open plan benefiting from concrete flooring, fluorescent strip lighting, gas air blower, electric roller shutter, kitchenette, toilet facilities and substantial mezzanine floor.

The office accommodation is situated to the front of the property and provides a mix of open plan and cellular space with a first floor boardroom. The office space benefits from with carpet flooring, fluorescent strip lighting and office toilet facilities.

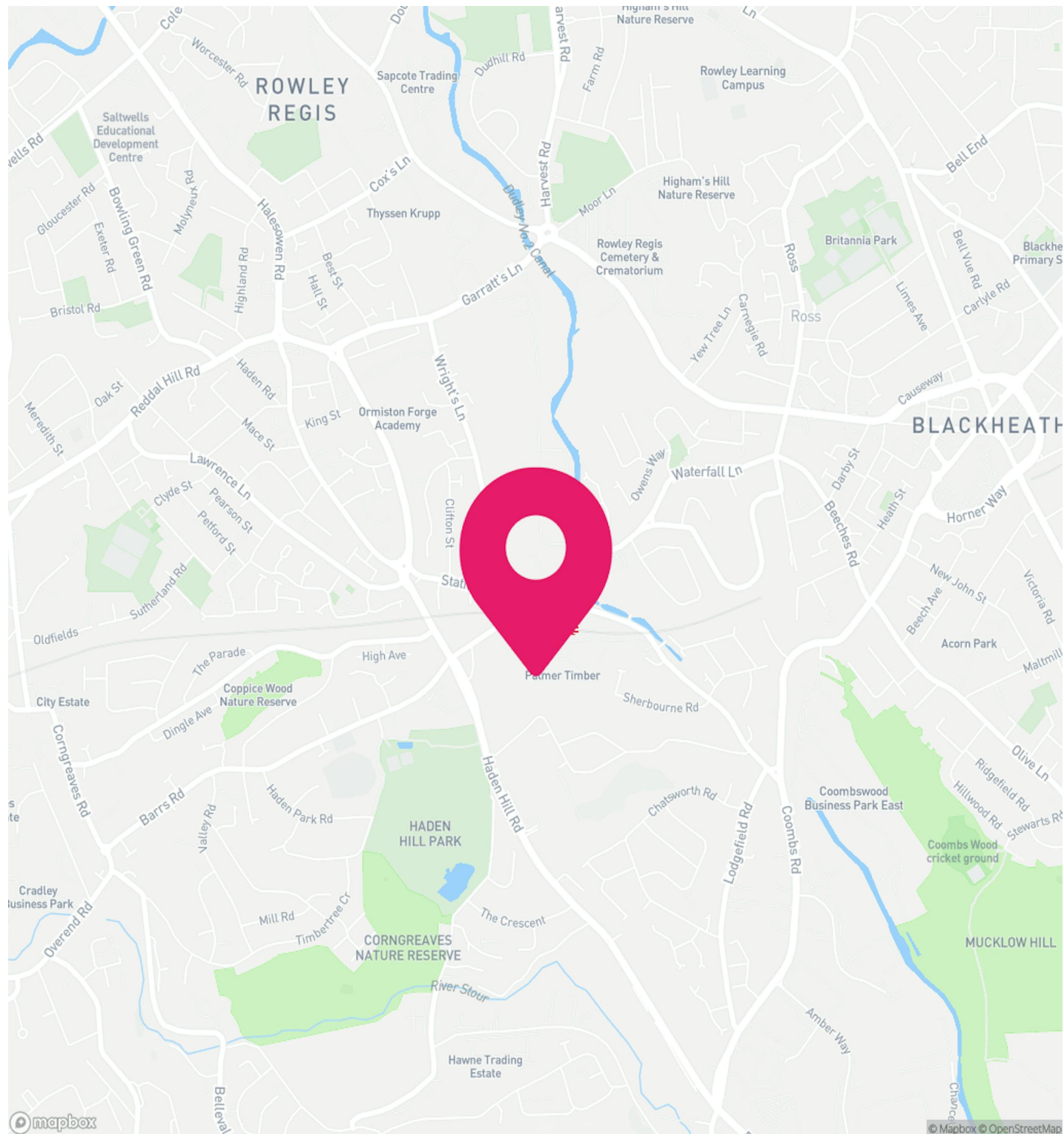
Externally the property has the benefit of a large yard/car park making it suitable for trade counter use.



## LOCATION

The property is situated on Broadwyn Trading Estate fronting Waterfall Lane, a short distance from its junction with Station Road.

Station Road provides a convenient link with Halesowen Road (A459) which is a main arterial route linking Halesowen to the south with Dudley to the north. It also provides a convenient link to the A456 to the south of Halesowen which links directly to Junction 3 of the M5 Motorway.



## ACCOMMODATION

Warehouse 2,495 ft2 231.79 m2  
Mezzanine 1,717 ft2 159.51 m2  
Offices 708 ft2 65.77 m2  
Total (GIA) 4,920 ft2 457.07 m2

## RENTAL / TERMS

The property is available to let on a new lease of length to be agreed at £22,750 per annum exclusive.

## SERVICE CHARGE

A small service charge is levied in respect of estate maintenance and CCTV.

## SERVICES

The property has the benefit of all mains gas, water, drainage single and three phase electricity.

## ENERGY PERFORMANCE CERTIFICATE

Available upon request from the agent

## TOWN PLANNING

We have been verbally advised by Sandwell Metropolitan Borough Council, that the property can be used under Use Class B1 (light industrial) and B2 (General Industrial).

## LEGAL COSTS

A lease will be provided without charge to the tenant.

## AVAILABILITY

The property is available immediately, subject to the completion of legal formalities.

## VIEWING

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

## LEASE

The property is available to let on a new lease with length to be agreed.

## ANTI MONEY LAUNDERING

The successful applicant will be required to provide two forms of ID and proof/source of funds, to satisfy anti-money laundering protocols.

## VIEWINGS

Viewings are strictly via the letting agent Siddall Jones.

## CONTACT



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