



UNIT A, WESTMINSTER INDUSTRIAL ESTATE, CRADLEY ROAD, CRADLEY
HEATH, DY2 9SW

INDUSTRIAL, WAREHOUSE TO LET | 1,270 SQ FT

SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

Newly Constructed Warehouse/Industrial
Premises

- 6m to underside of eaves
 - Electric level access door
 - 30kN/m2 floor loading
 - Self-contained site
 - Ample car parking
 - EPC Rating – A
-



DESCRIPTION

The property comprises a newly constructed warehouse/industrial premises with prominent frontage to the Cradley Road.

The property benefits from the following specification:

- 6m to underside of eaves
- Electric level access door
- 30kN/m2 floor loading
- Self-contained site
- Ample car parking
- EPC Rating – A

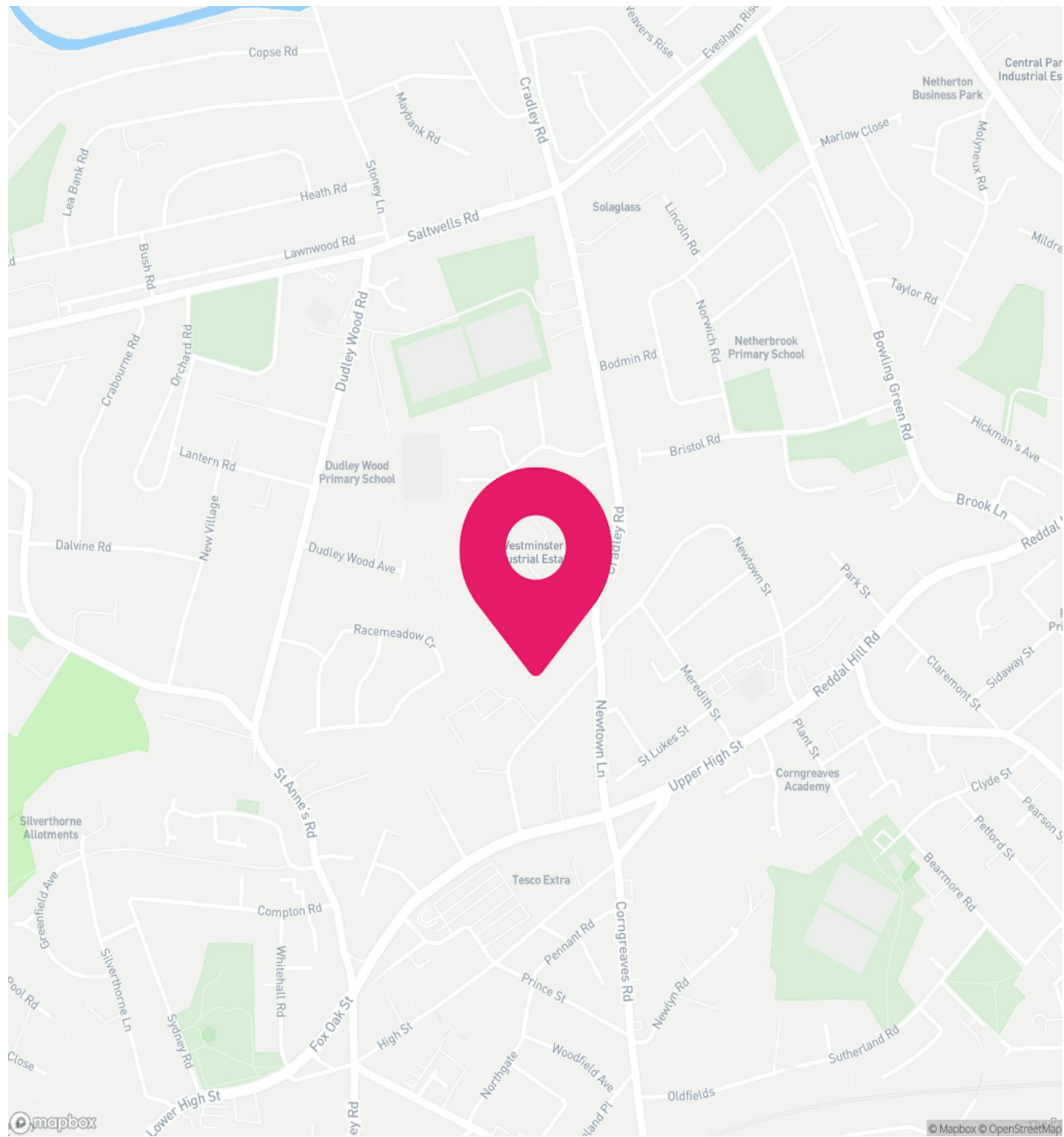


LOCATION

The property enjoys a prominent position fronting the B4173 Cradley Road in an established industrial location approximately ¼ mile from Cradley Heath Town Centre.

Dudley town centre lies approximately 3 miles to the north and Birmingham City Centre is approximately 10 miles to the east.

The M5 motorway, Junction 2, is approximately 4 miles distance and Junction 3 approximately 5 miles distance providing access to the Black Country and wider National Motorway network.



ACCOMMODATION

Total (GIA) - 1,270 ft² (118 m²) approx.

RENTAL / TERMS

The property is available to let on a new lease with length to be agreed at £15,000 per annum exclusive.

SERVICE CHARGE

A service charge of £1,185.66 per annum is levied in respect of the maintenance and upkeep of communal areas.

VAT

All prices quoted are exclusive of VAT which we understand will be payable.

BUSINESS RATES

The property is currently being assessed for rating purposes.

Please contact the agent for further information.

ENERGY PERFORMANCE CERTIFICATE (EPC)

EPC Rating – A (25)

SERVICES

The property benefits from both single and three phase electricity, water and mains drainage.

PLANNING USE

We understand that the property has consent under Use Class B2 and B8.

The property may be suitable for alternative uses subject to obtaining the required consent.

LEGAL FEES

Each party to be responsible for their own legal and other fees associated with this transaction.

AVAILABILITY

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

SERVICE CHARGE

£1,185.66 per annum

LEASE

New Lease

RENT

£15,000 per annum

POSSESSION

Available Immediately

VIEWINGS

Viewings are strictly via the letting agent Siddall Jones.

CONTACT

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