



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

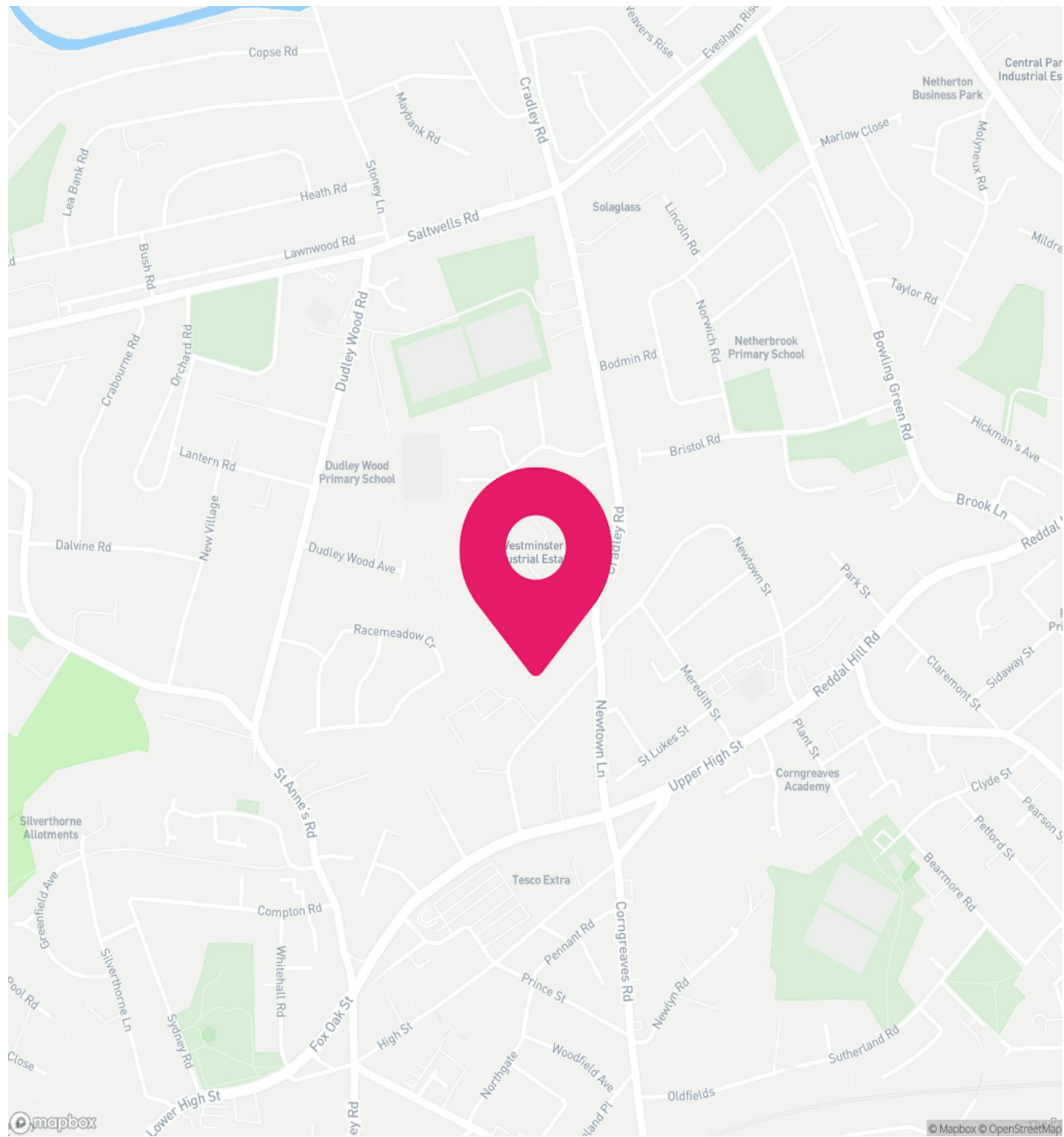


## LOCATION

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 ft<sup>2</sup> (118 m<sup>2</sup>) 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

**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

The above information contained within this brochure is subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars. Generated on 11/09/2024