



UNIT 2 BROADWYN TRADING ESTATE, CRADLEY HEATH, B64 6PS

INDUSTRIAL, WAREHOUSE TO LET | 3,000 SQ FT

**SIDDALL JONES**  
COMMERCIAL PROPERTY CONSULTANCY



Detached Warehouse / Industrial premises with  
offices and car parking

- Steel Portal Frame
- Singel Storey Offices
- Min Eaves of 12 ft 5"
- Good Loading Access
- Excellent Communication Links





## DESCRIPTION

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

The warehouse is open plan benefiting from concrete flooring, high bay lighting, electric roller shutter, kitchenette, toilet facilities and a minimum eaves height of 12ft 5" rising to 18ft 11" in the apex.

A mezzanine floor provides further storage space above with cellular workshop, offices and storage below.

Offices are provided to the front of the building being open plan with carpet flooring, emulsion coated wall, fluorescent strip lighting and toilet.

Externally the property has the benefit of a concreted yard area, with ample car parking being available throughout the estate.



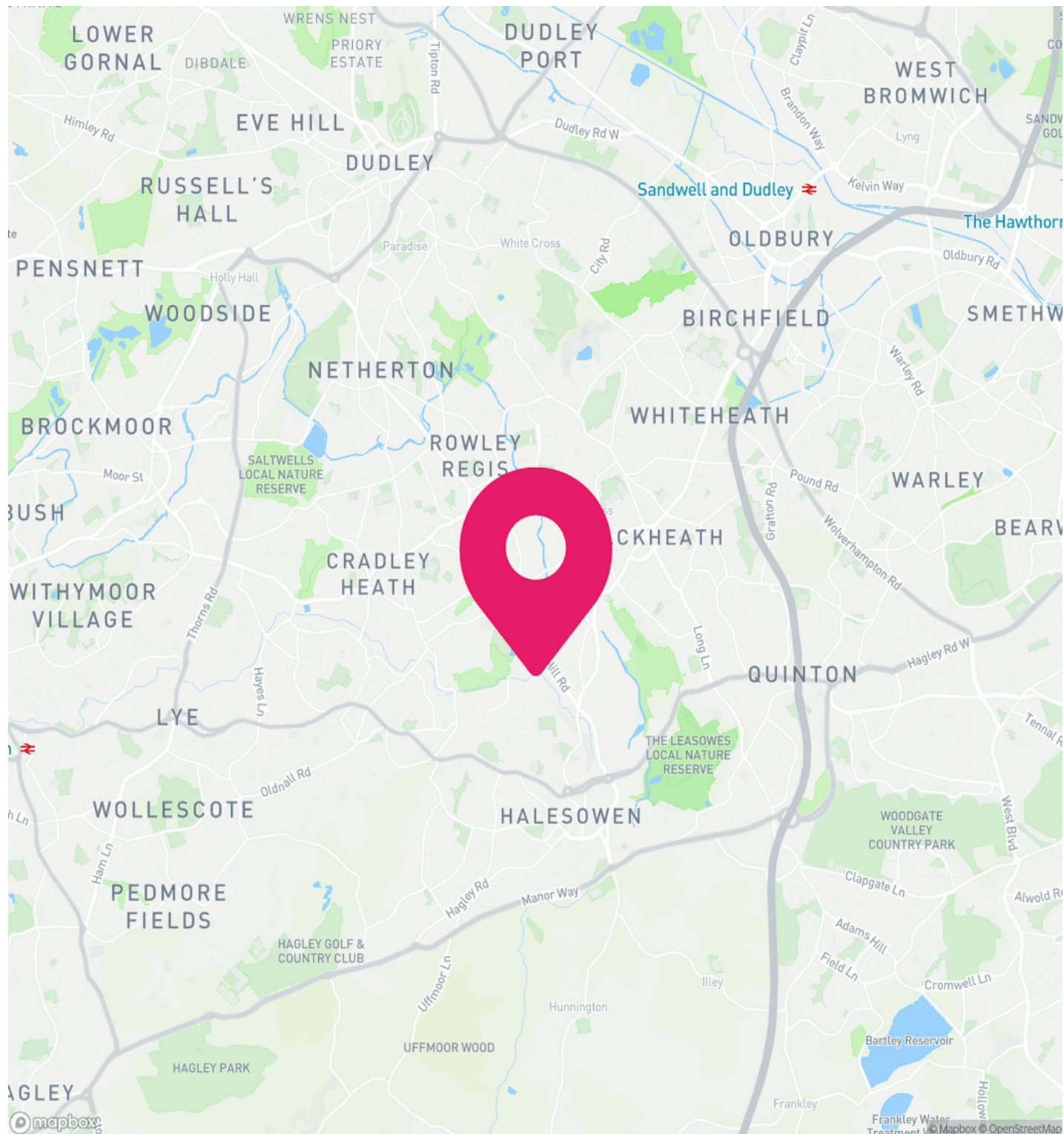


## LOCATION

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

Station Road provides a convenient link with the 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.



## AVAILABILITY

Name	sq ft	sq m	Availability
Ground	3,000	278.71	Available
<b>Total</b>	<b>3,000</b>	<b>278.71</b>	

## RATEABLE VALUE

£11,500. The property will qualify for Small Business Rates Relief, subject to tenant's eligibility and we advise all parties to make their own enquiries with the local authority

## VAT

Applicable

## LEGAL FEES

Each party to bear their own costs

## LEASE

New Lease

## RENT

£21,000 per annum

## POSSESSION

Available Immediately

## POSSIBLE USE CLASSES

Class B2 - General Industrial, Class B8 - Storage or Distribution

## VIEWINGS

Viewings are strictly via the letting agent Siddall Jones.

## CONTACT

**Edward Siddall-Jones**  
0121 638 0500 | 07803 571 891  
edward@siddalljones.com

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