

# INDUSTRIAL, TRADE COUNTER, WAREHOUSE | TO LET



UNIT 7, BROADWYN TRADING ESTATE, CRADLEY HEATH, B64 6PS

3,345 SQ FT (310.76 SQ M)

**SIDDALL JONES**  
COMMERCIAL PROPERTY CONSULTANCY

Modern stand alone industrial warehouse premises with office space and car parking

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- Steel Portal Frame Construction
  - New Insulated Metal Clad Roof
  - Integral Offices
  - Car Parking and Storage
  - Three Phase Electricity and Gas
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## DESCRIPTION

The property features a pedestrian entrance leading to a central reception area, which provides access to two cellular offices and WC facilities. Beyond this is a larger open-plan office area integrated within the main warehouse.

The office space benefits from a suspended ceiling with inset lighting, carpeted flooring, perimeter trunking, and power points. Additional amenities include a kitchenette and a further WC.

The main warehouse is constructed of steel portal frame and features a recently installed insulated profile metal-clad roof with translucent roof lights.

The space is equipped with high bay strip lighting, a level loading access door, and a gas-fired air blower (not tested). It also boasts concrete flooring, full-height brick elevations, and a minimum eaves height of 15'3", rising to just over 22' at the apex.

Externally, the property benefits from a small yard and dedicated car parking area.



## LOCATION

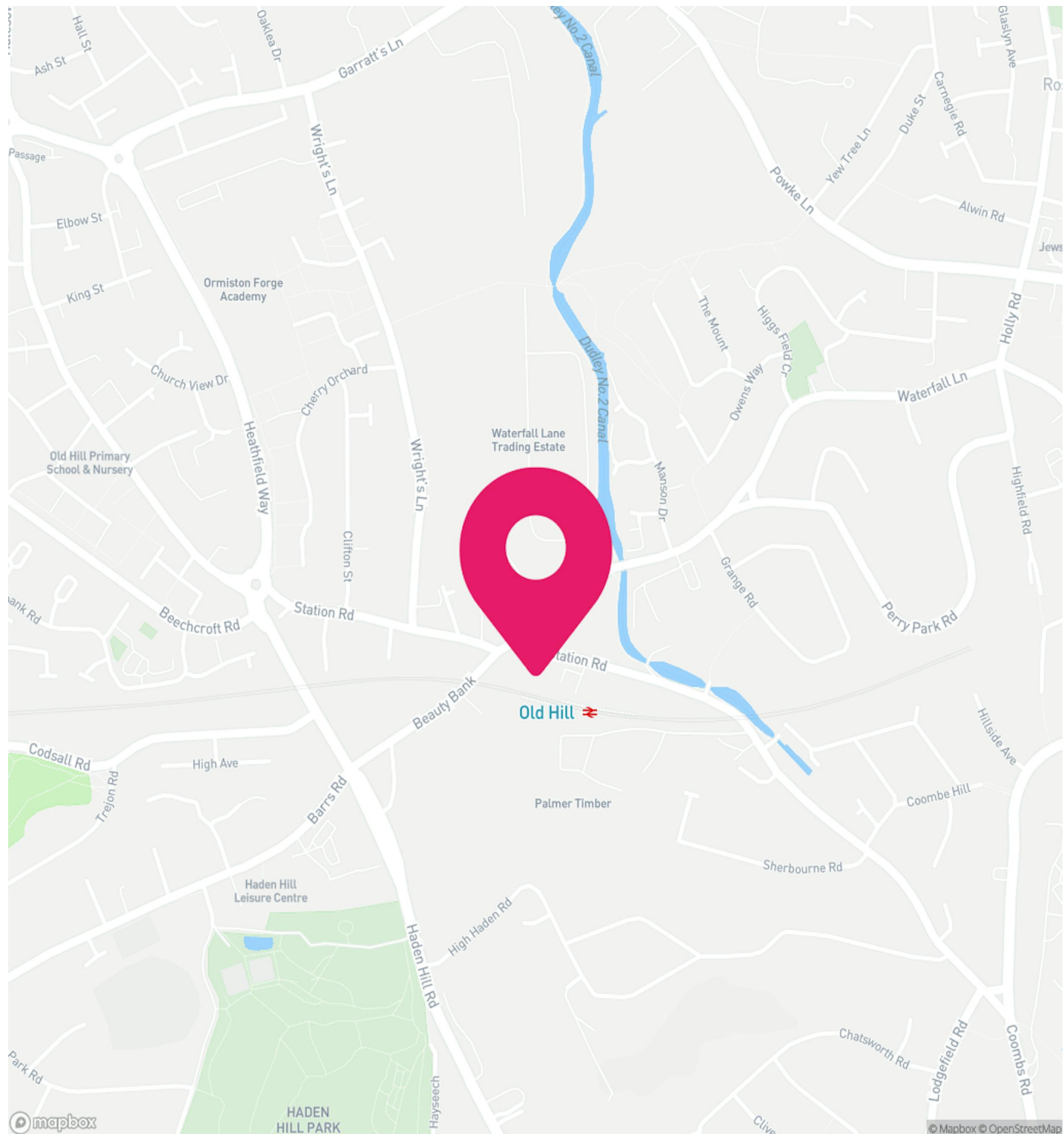
Broadwyn Trading Estate is located on Waterfall Lane in Cradley Heath, an established industrial area in the West Midlands. The estate benefits from excellent transport links, being approximately 9 miles west of Birmingham city centre and 5 miles south of Dudley Town Centre.

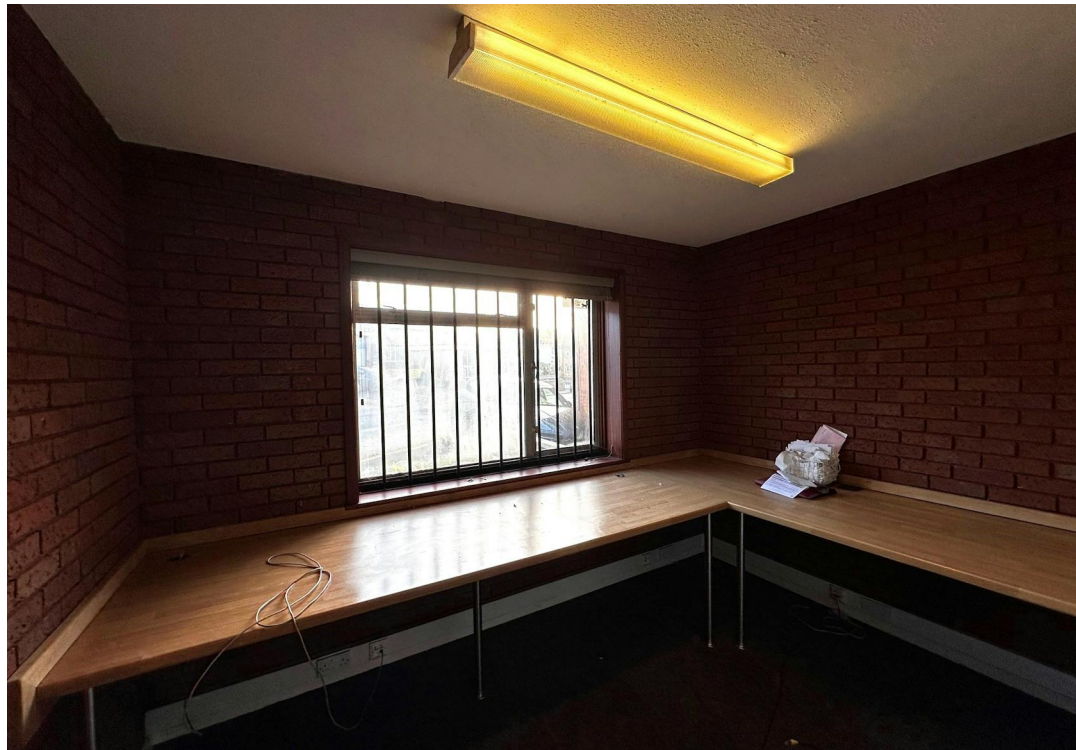
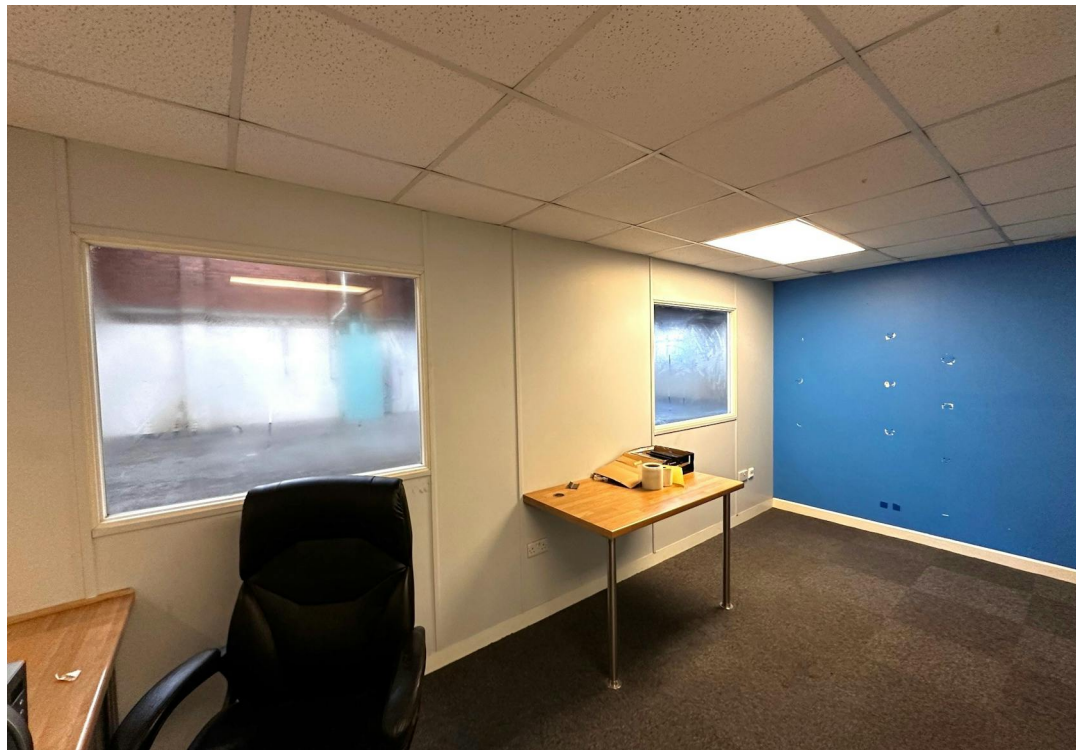
The property is well-connected to major road networks, with Junctions 2 and 3 of the M5 motorway within easy reach, providing access to the national motorway network. The A4034 and A458 are nearby, offering convenient routes to surrounding areas.

Cradley Heath Train Station is situated just over 1 mile from the property providing direct rail services to Birmingham and the wider region. In addition, Old Hill Train Station is situated opposite the estate.

Additionally, regular bus services operate in the area, ensuring excellent public transport accessibility for staff and visitors.

This strategic location makes Broadwyn Trading Estate an ideal base for businesses seeking proximity to key urban centres and efficient communication links.





## SERVICE CHARGE

£1,000 per annum to cover the cost of maintenance and upkeep of communal areas, CCTV etc.

## RATEABLE VALUE

£14,750. Current rateable value (1 April 2023 to present)

## VAT

Applicable

## LEGAL FEES

Each party to bear their own costs

## LEASE

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

## RENT

£23,415 per annum

## POSSESSION

Available Immediately. The property is available to let on a new lease with length and terms 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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