

# INDUSTRIAL, LAND, TRADE COUNTER | TO LET



YARD AT BROADCOTE TRADING ESTATE, CRADLEY HEATH, B64 6NT

0.23 ACRES (0.09 HECTARES)

**SIDDALL JONES**  
COMMERCIAL PROPERTY CONSULTANCY

Prominent Former Builders Merchants / Yard /  
Trade Counter Premises

- Prominent Location
- Secure Site with Good Loading
- Outbuildings & Storage
- Electric, Mains Water and Drainage



## DESCRIPTION

The site comprises a former builders merchants occupying a prominent frontage to Station Road at its junction with Waterfall Lane in Cradley Heath, West Midlands.

The property benefits from a fenced boundary with large gated entry providing excellent loading access.

The yard is generally level with a mix of concrete hard standing and paved areas, benefiting from an office cabin, trade counter office, covered storage, WC, mains electricity, water and CCTV.



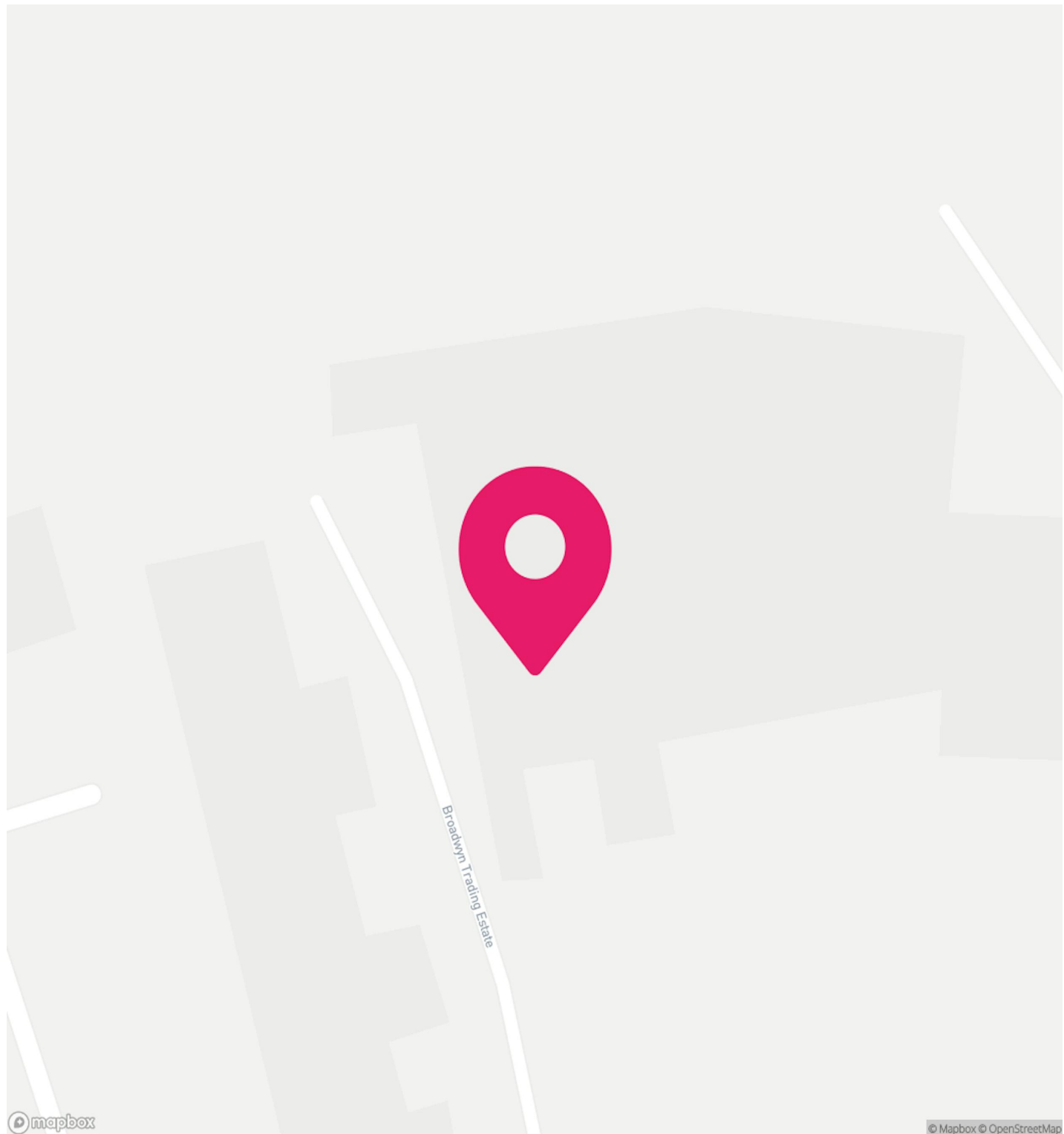
## LOCATION

The property is situated fronting Station Road at the junction with Waterfall Lane and Beauty Bank.

Broadcote Trading Estate is 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.

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 with Old Hill Railway Station directly opposite. Additionally, regular bus services operate in the area, ensuring excellent public transport accessibility for staff and visitors.



## RATEABLE VALUE

£6,300. We understand the property will qualify for Small Business Rates Relief, subject to tenant's eligibility

## 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

£15,000 per annum Available on a new lease with length and terms to be agreed.

## POSSESSION

Available Immediately. The property is immediately available following the completion of legal formalities

## EPC

EPC exempt - No building present

## 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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