

Spectrum House, Ridgeacre Road, West Bromwich, B71 1BY



**TO LET**

Warehouse Premises

Gross Internal Area: 19,760 ft<sup>2</sup> (1,840.02 m<sup>2</sup>)

### Location

Spectrum House is located on Ridgacre Road, which leads from Church Lane in the West Bromwich area. Church Lane adjoins New Swan Lane providing direct access to the Black Country New Road (A41), one of the main arterial routes servicing the Black Country.

Access to the national motorway network is via Junction 1 of the M5 motorway being approximately 2 miles to the east.

### Description

The property comprises of a modern warehouse premises of portal frame construction with insulated pitched roof and block/brick work elevations.

The warehouse is part of a larger unit, which has been sub-divided to create a self-contained warehouse premises.

Access to the unit is provided by way of a two dock loading doors to the front and a level loading door to the rear.

Benefits include concrete flooring, WC facilities and a shared loading/yard area to the rear of the building and secure yard/parking to the fore.

### Accommodation

**Total (GIA) 19,760 ft<sup>2</sup> (1,840.02) m<sup>2</sup> approximately.**

### Terms

The property is available on a new lease, with length to be agreed, at £85,000 per annum (exclusive).

### Service Charge

An ad-hoc service charge contribution is payable towards the maintenance and upkeep of the building.

The tenant will be responsible for an apportionment of the building's insurance premium.

### VAT

All prices quoted are exclusive of VAT, which may be payable.

### Energy Performance Certificate (EPC)

Available upon request from the agent.

### Planning

We understand that the building has planning permission granted under Use Class B8 (Storage and Distribution).

### Services

The property will benefit from a sub-metered electricity connection and water.

The agent has not tested the suitability of the connections and recommends that all interested parties carry out their own investigations.

### Availability

The property is available from February 2023, subject to the completion of legal formalities.

### Legal Costs

Both parties are responsible for their own legal and surveyor's fees incurred during the transaction.

### Viewing

Strictly via the sole agents Siddall Jones on **0121 638 0500**

