



Unit 27 Premier Industrial Estate

Leys Road, Brierley Hill, DY5 3UP

Industrial Warehouse with Trade Counter To Let (May Sell)

3,200 sq ft
(297.29 sq m)

Unit 27 Premier Industrial Estate, Leys Road, Brierley Hill, DY5 3UP

Description

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

The property comprises an open plan warehouse with concrete flooring, strip lighting, roller shutter access, three phase power and gas air blower. The minimum eaves height is 13ft 4" rising to 16ft 6" in the apex.

To the front of the property is an open plan office with integral WC and kitchen. Further office space is provided at first floor level.

Externally the property benefits from good loading access and car parking.

Location

Premier Industrial Estate is a well-established industrial location situated within close proximity to Brierley Hill Town Centre.

The property provides quick and convenient access to Dudley 3 miles distant with Birmingham City Centre and Wolverhampton being within a short drive.

The estate is located close to the A491 which provides access to Wolverhampton to the north and Stourbridge with access to the M5 motorway and its surrounding networks being 7.5 miles away.

Rental / Terms

The property is available to let on a new lease with length to be agreed at £24,000 per annum exclusive.

Alternatively, consideration may be given to a sale of the property.

VAT

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

Energy Performance Certificate (EPC)

Energy Performance Certificate (EPC) Available upon request from the agent.

Planning Use

We understand that the building has planning permission granted under Use Class B2 (General Industrial) and B8 (Storage and Distribution).

Services

The property benefits from all mains services.

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

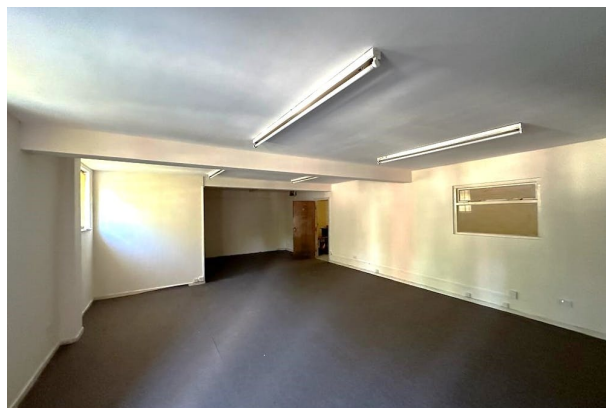
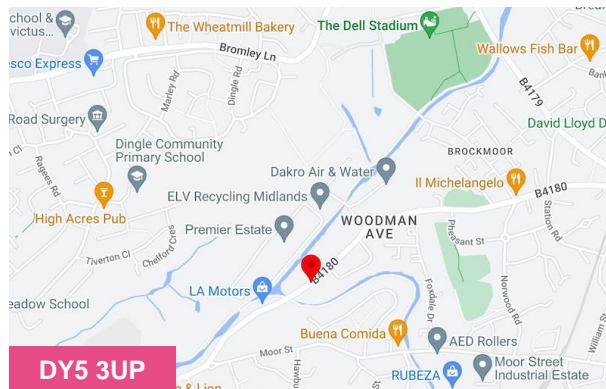
Availability

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

Legal Costs

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

Viewings



Summary

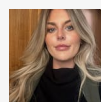
Available Size	3,200 sq ft
Rent	£24,000 per annum
Price	Offers in the region of £295,000
Business Rates	N/A
EPC Rating	Upon Enquiry

Viewing & Further Information



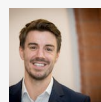
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Viewings are strictly via the sole agents Siddall Jones.