



CHARTERED SURVEYORS

Please call us
01384 456789

Canalside, 9A Narrowboat Way
Dudley, West Midlands, DY2 0XQ



Powke Lane, Cradley Heath, Warley, West Midlands B64 5PY

TO LET

INDUSTRIAL / WAREHOUSE

Size
29,801 sq ft (2,769 sq m)

Rent
£150,000 per annum exclusive

Prominent position to Powke Lane

Cranes from 3 - 10 tons

Good power supply

Internal offices

Short term lettings available

Location

The property is prominently located on Powke Lane, Cradley Heath.

Description

The property comprises a four bay workshop/warehouse with internal offices.

The workshops are of steel portal framed construction with part glazed brick, corrugated asbestos and metal profiled sheeted walls surmounted by pitched, part insulated corrugated asbestos and corrugated aluminium roofs incorporating roof lights. Height to underside of haunch 6 m. (19'9") - 6.5 m. (21'4") approx. Access is via two roller shutter doors.

The property includes first floor offices and works rest rooms. The accommodation comprises a range of private/open plan rooms with wall mounted electric heaters. Toilets are located to the ground floor.

Car parking is available on a concrete surfaced car park to the Powke Lane frontage.

Accommodation (Gross Internal Area) approx.

	Sq.Ft.	(Sq. M.)
Bay 1	6,495	(603.95)
Bays 2/3	15,427	(1,433.70)
Bay 4	6,625	(615.72)
First floor offices	1,254	(116.55)
	_____	_____
Total	29,801	(2,769.92)

Cranage

Bay 1

1 x Street 10 tons

Bays 2/3

1x Holtite 3 tonnes

1 x Fellows Stringer 10 tons

1 x Barnsley 5 tons

1 x 2 tons

Height to underside of cranes between 4.45 m. (14'7") - 4.79 m. (15'8") approx.

Please note that the Landlord/Agents have not tested/certified the cranes.

Services

All mains services, except gas, are included. The workshops include 4 No. "Benson" oil fired space heaters.

The electricity is purchased direct from the landlord/estate.

Note: The Vendors/Agents have not tested the services/heating systems.

Rating Assessment

To be separately assessed.

U.B.R. 51.2p in the £(2020/2021).

Lease Terms

The property is available with the benefit of a new lease on a full repairing and insuring basis for a term to be agreed. The lease will be excluded from the Security of Tenure provisions of the 1954 Landlord & Tenant Act.

Rent

£150,000 per annum exclusive.

V.A.T.

V.A.T. will be levied on the rent etc.

Energy Performance Certificate

EPC Rating - E.

Viewing

Strictly by prior appointment with the Agents.

Sellers Chartered Surveyors
Contact: Matthew Pearcey
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Additional Images



