



CHARTERED SURVEYORS

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01384 456789

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



116 Powke Lane, Cradley Heath B64 5RT

TO LET

INDUSTRIAL / WAREHOUSE

Size
2,013 sq ft (187 sq m)

Rent
£25,000 per annum exclusive

Refurbished unit

Tarmacadam surfaced yard

Palisade fence/gate

Newly decorated

Location

The property is prominently located on Powke Lane, Cradley Heath. Blackheath Town Centre is within 1.5 miles. Junction 2 of the M5 is 2.5 miles distant.

Description

The unit is of steel portal framed construction with metal profiled sheeted walls surmounted by a pitched, insulated metal profiled sheeted roof incorporating filon roof lights. Height to underside of haunch - 4.7 m (15'5") approx. Access is via 3 roller shutter doors. The property has been extended, the accommodation comprises an office and toilet.

The yard is tarmacadam surfaced. Front palisade fence/gate.

Accommodation (Gross Internal Area) approx.

2,013 sq.ft. (187.08 sq.m.) approx.

Site Area

0.19 acres (767 sq.m.) approx.

Lease Terms

Available with the benefit of a new full repairing and insuring lease for a term to be agreed.

Rent

£25,000 per annum exclusive.

V.A.T.

The rent etc. is currently not subject to V.A.T.

Rating Assessment

Rateable Value: £9,700.

U.B.R. - 51.2p in the £(2023/24).

Services

All mains services, except gas, are connected.

Energy Performance Certificate

EPC rating - to follow.

Viewing

Strictly by prior appointment with the Sole Agents.

Sellers Chartered Surveyors
Contact: Matthew Pearcey
07764 269803
matthewpearcey@sellers-surveyors.co.uk

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Additional Images



Location Map

