



Chapel Street/Northcott Road, Netherton, West Midlands DY2

TO LET

INDUSTRIAL / WAREHOUSE

Size
8,203 sq ft (762 sq m)

Rent
£35,000 per annum exclusive

Cranes between 3 tonnes - 10 tonnes

Includes offices of 3,116 sq.ft.

On site car parking

New lease available

Location

The property has a frontage to Chapel Street and Northcott Road, Netherton. The Motorway is accessible via Junctions 2 and 3 of the M5 at Oldbury and Halesowen respectively.

Description

The workshop accessed off Northcott Road is of steel portal framed construction with brick walls surmounted by a pitched, lined corrugated asbestos roof with filon roof lights. Height to underside of haunch - 6.2 m. (20'5") approx. Access is via an electrically operated roller shutter door. A 10 tonne crane and 4 tonne crane are included.

The remainder of the building (accessed via Chapel Street) includes two storey offices and a warehouse with a 3 tonne crane. The office accommodation provides a range of private and open plan rooms. The height to the underside of the haunch in the warehouse is 3.7 m (12'2") approx. A small mezzanine floor is included.

Please note the Northcott Road side of the property is located to a lower level.

Car parking is available to the Chapel Street and Northcott Road frontages.

Accommodation (Gross Internal Area) approx.

	FT2	M2
Chapel Street Offices	3,116	(289.03)
Chapel Street Warehouse	973	(90.45)
Northcott Road	4,114	(382.35)
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	8,203	761.83
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Mezzanine Floor - 206 sq.ft (19.17 sq.m) approx.

Services

All mains services are connected.

The Chapel Street offices benefit from external security shutters are heated via a gas fired boiler.

Please note the Landlord/Agents have not tested the services/heating systems.

Rating Assessment

Rateable Values:

Chapel Street - £15,500

Northcott Road - £20,500

U.B.R. 51.2p in the £(2024/2025).

Lease Terms

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

Rent

£35,000 per annum exclusive.

V.A.T.

V.A.T may be levied on the rent.

Fixtures and Fittings

All tenants fixtures and fittings and those not mentioned in these particulars are expressly excluded from the letting.

Energy Performance Certificate

EPC rating - to follow.

Viewing

Strictly via the Sole Agents - Sellers Chartered Surveyors.

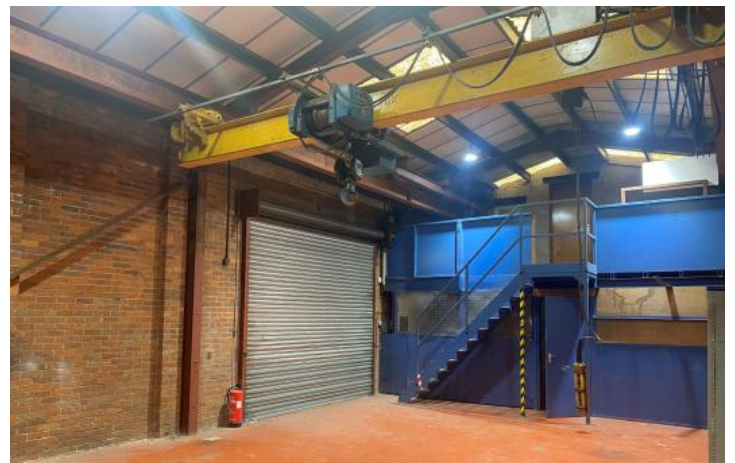
Sellers Chartered Surveyors - 01384 456789.

Matthew Pearcey - 07764 269803.

matthewpearcey@sellers-surveyors.co.uk

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