



Chapel Street/Northcott Road, Netherton, West Midlands DY2

## TO LET

INDUSTRIAL / WAREHOUSE

**Size**  
7,100 sq ft (660 sq m)

**Rent**  
£35,000 per annum exclusive

Cranes between 3 tonnes - 10 tonnes

Includes offices of 2,013 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	2,013	(187.08)
Chapel Street Warehouse	973	(90.45)
Northcott Road	4,114	(382.35)
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	7,100	659.88
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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 - D.

## Viewing

Strictly via the Sole Agents - Sellers Chartered Surveyors.

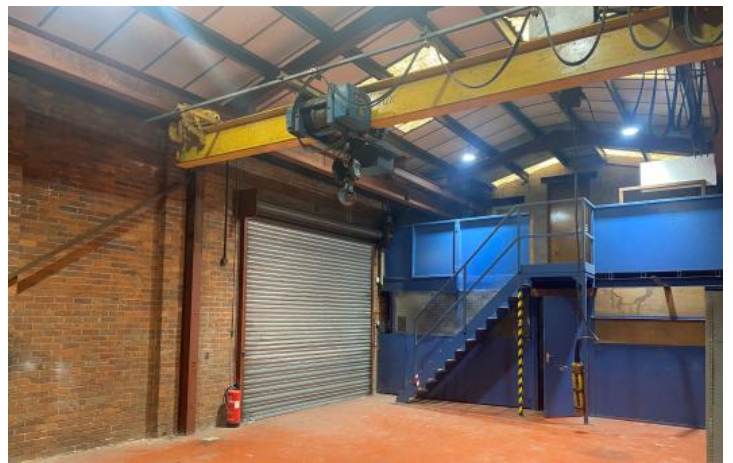
Sellers Chartered Surveyors - 01384 456789.

Matthew Pearcey - 07764 269803.

matthewpearcey@sellers-surveyors.co.uk

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# Additional Images



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