

# Please call us 01384 456789

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



Ham Lane, Kingswinford, West Midlands DY6 7JU

# **TO LET** INDUSTRIAL / WAREHOUSE

**Size** 3,000 sq ft (279 sq m)

Rent On application Flexible storage available From 3,000 sq.ft - 9,832 sq.ft Secure site

#### Location

The property is located on Ham Lane, Kingswinford, close to the junction with Stallings Lane. Kingswinford town centre is within one mile. The Motorway network is accessible via junction 4 of the M5 at Bromsgrove and Junction 2 of the M5 at Oldbury.

#### **Description**

The warehouse bays are of steel portal framed construction with brick/blockwork and metal profiled sheeted walls. Each bay has its own roller shutter door. Bay No. 1 is surmounted by a new insulated profiled sheeted roof incorporating filon roof lights. Height to underside of haunch, minimum 4.45 m. (14'9") approx. Maximum 6.2 m. (20'4") approx.

Warehouse Bay No. 2 is surmounted by a metal profiled sheeted roof with filon lighting panels. Height to underside of haunch - 4.34 m. (14'3") approx.

#### Accommodation (Gross Internal Area) approx.

Warehouse space is available between 3,000 sq.ft (278.81 sq.m) - 9,832 sq.ft (913.75 sq.m)

#### Terms

On application.

#### Rent

On application.

### V.A.T.

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

#### **Fixtures and Fittings**

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

#### **Energy Performance Certificate**

EPC rating - C54.

#### Viewing

Strictly by appointment with the Sole Agents - Sellers Commercial Limited

01384 456789

Matthew Pearcey Mob: 07764 269 803 Email: matthewpearcey@sellers-surveyors.co.uk

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## **Additional Images**



