

COULD BE SPLIT



TO LET

Industrial/Warehouse Unit

19,925 - 98,246 sq.ft (1,851 - 9,127 sq.m)

Building 1 Bays A - D, Hill Top Industrial Estate, West Bromwich, West Midlands, B70 0TX

- Two Secure Yard areas
- 2 miles from M5 Jct 1
- Well maintained, secure estate

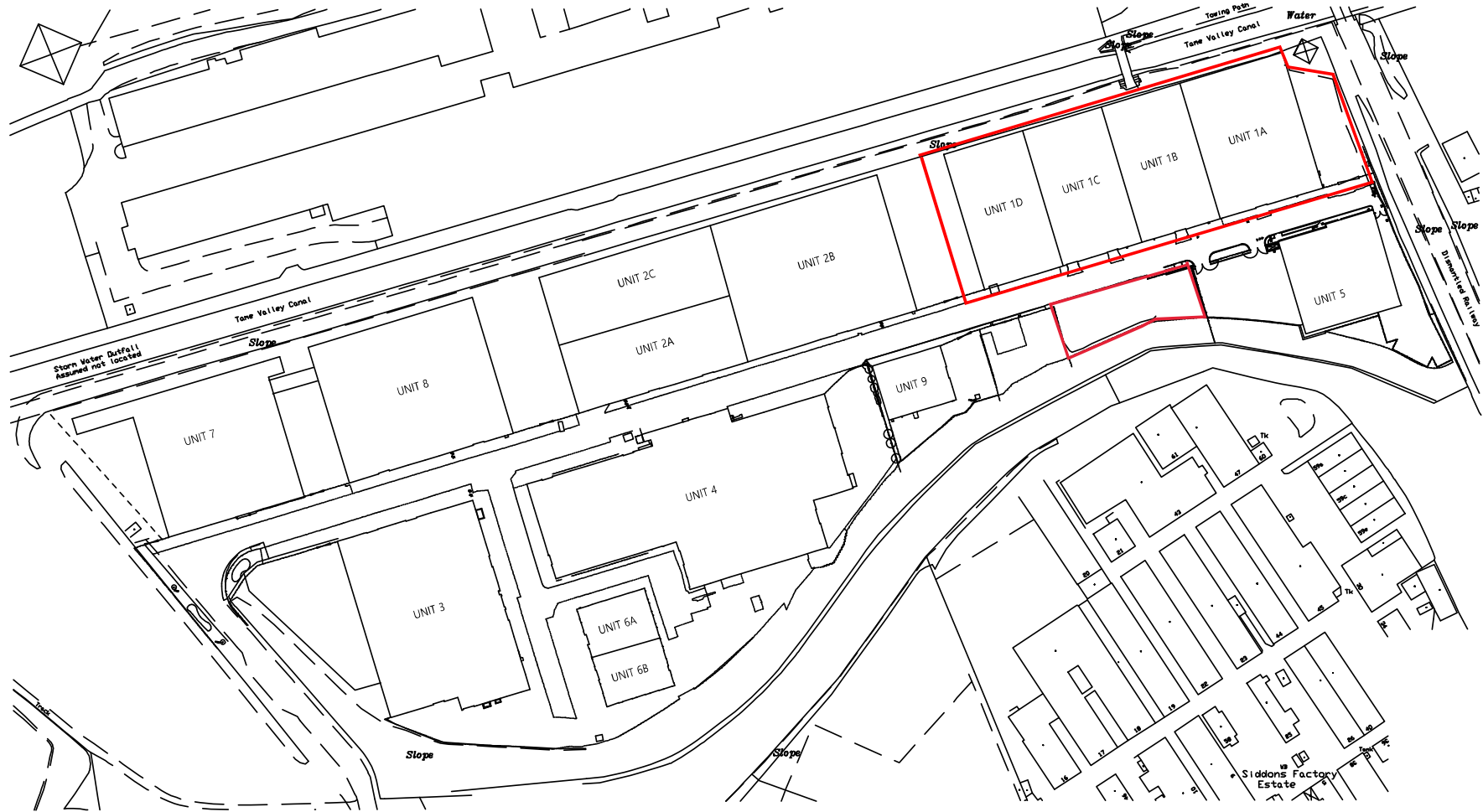
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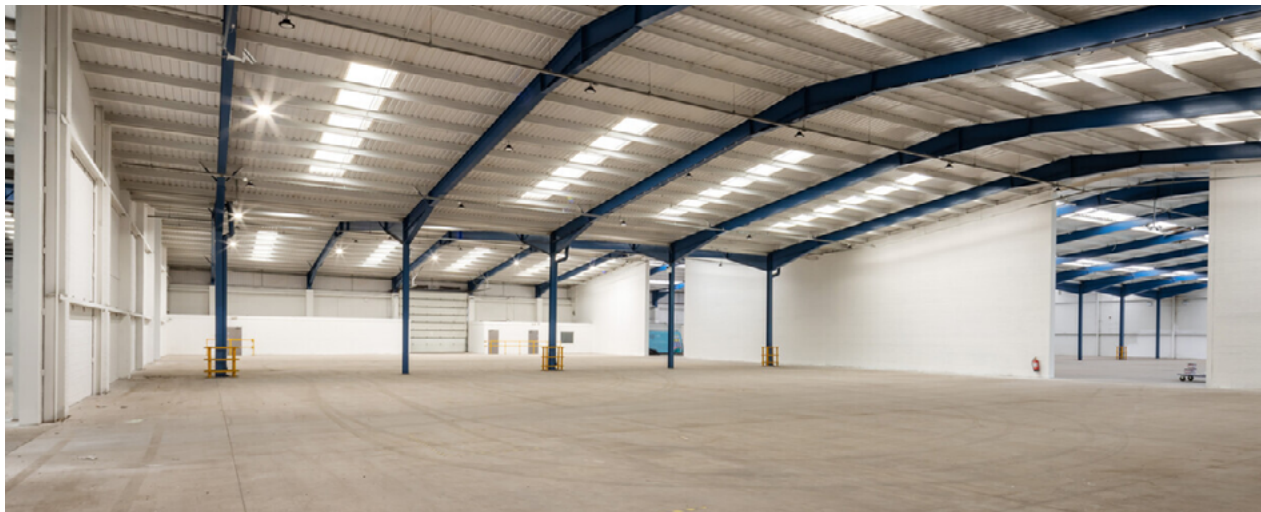


Areas (Approx. Gross Internal)

Building 1A	29,730 sq.ft	(2,762 sq.m)
Building 1B	19,925 sq.ft	(1,851 sq.m)
Building 1C	26,934 sq.ft	(2,502sq.m)
Building 1D	21,657 sq.ft	(2,012 sq.m)

Additional Yard Space available

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Description:

- Each unit has office space and WC's to the front elevation
- Large column spans for efficient storage
- 5m minimum height to underside of steel frame, rising to 7m at apex
- 4x dock level loading doors on Unit 1A
- 6x level loading doors
- Secure yard at each end of building

Rent

Rents starting from £6.00 psf. Please contact Agents for further details

Business Rates

Rateable Value £342,500

Service Charge

A service charge will be levied for the provision of security service and maintenance of the estate, landscaping and common areas. The service charge for 23/24 is equivalent to £0.44 psf

Insurance

The Landlord will insure the premises the premiums to be recovered from the tenant.

Planning

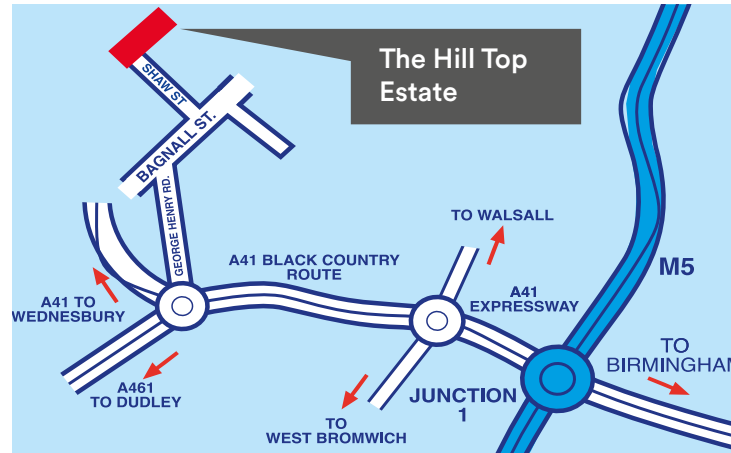
The property is considered suitable for E (g) (Light Industrial), B2 (General Industrial) or B8 (Warehousing) use. All interested parties are to make their own specific enquiries directly with the Local Planning Authority as to their intended use.

Energy Performance

Further information available upon request.

Legal and Surveyor Costs

Each party will be responsible for their own legal and surveyors costs incurred with the proposed transaction.



Location - B70 0TX

A well established industrial estate fully fenced and secured with a single entrance access point. Junction 1 of the M5 motorway is approximately 2 miles away via the A41, and the Great Bridge junction of the Black Country Spine Road is less than 1 mile away via Bagnall Street and George Henry Road, giving good communication to the Black Country conurbation, West Midlands and beyond.



Viewing Strictly via prior appointment with the appointed agent

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