

Varney

BUSINESS PARK

SPON LANE , WEST BROMWICH, B70 6AB



Industrial / Warehouse Units TO LET

Units from 2,003 sq ft to 12,190 sq ft

- Modern refurbished units
- Parking to forecourts
- 1 mile to J1 M5
- Separate offices



Varney Business Park is located on Spon Lane, approximately ¼ mile south of West Bromwich Town Centre and immediately adjacent to the Midland Metro. The Estate is approximately 1 mile from junction 1 of the M5 motorway and the Black Country New Road, which provides easy access to Wolverhampton and the Black Country.



DESCRIPTION

Varney Business Park is a modern Estate offering a number of refurbished warehouse/industrial units of steel portal framed construction with lined pitched roof incorporating roof lights, block walls and concrete floors.

Full height roller shutter doors provide vehicular access.

The units also offer forecourt parking for a number of vehicles.

Planning Consent has also been obtained for two new units of 4,500 sq ft (Unit C) and 3,000 sq ft (Unit D) approximately. Further details are available from the joint agents.



ACCOMMODATION

Please see attached schedule of availability.

SERVICES

All units benefit from electricity (3-phase in most cases), water and drainage. In addition there is a gas supply to unit 9 only. Prospective Tenants should make their own enquiries to check the suitability and adequacy of the supplies for their own purposes.

SERVICE CHARGE

Each Tenant will contribute to a Service Charge to cover the costs of repairing and maintaining the common areas, provision of common services and management of the Estate, including rent collection fees of the Landlord's Managing Agents.

TENURE

Leasehold. Terms upon application to the joint agents.

RENTAL

Please refer to attached schedule of availability.

VIEWING

Strictly by appointment with the sole agents.







CURRENT SCHEDULE OF AVAILABILITY

Unit	Floor Area (sq ft)	Rent (pax)	Rateable Value	Rates payable Estimated pa	Service Charge (pax)	Building Insurance (pax)
Unit 1	5,430	£32,580	£28,250	£14,096.75	£1,500	£5,600

July 2024

Viewing

Strictly by prior appointment with Bulleys at their Oldbury Office - 0121 544 2121

VAT

All figures quoted above do not include VAT which is payable at the current prevailing rate.

Contacts: Angela Holland

Email: angela.holland@bulleys.co.uk