



hexagon™  
commercial property



- 3 BAY WAREHOUSE
- SUITABLE FOR A NUMBER OF USES (STP)
- ADJOINING DEDICATED STORAGE YARD

## INDUSTRIAL

11,200 Sq Ft (1,040 Sq M)

£44,800 per annum exclusive

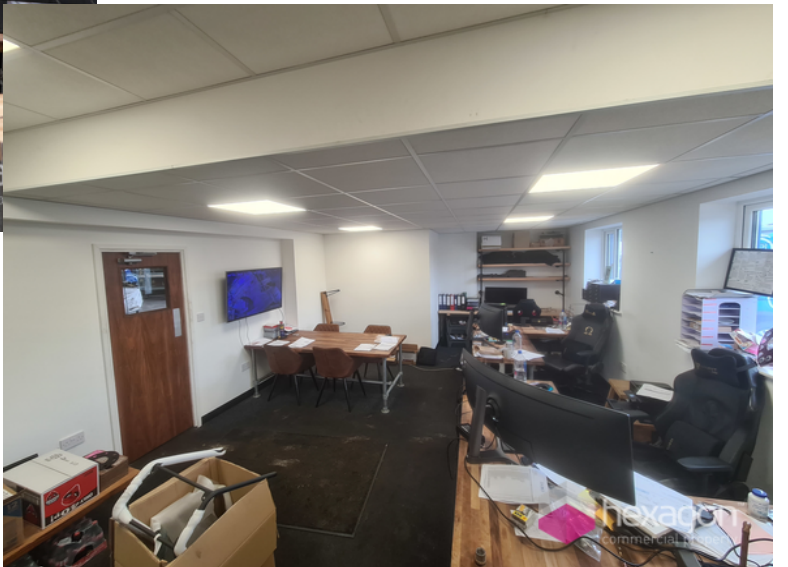
Britannia Works, Talbots Lane, Brierley Hill,  
DY5 2YX

# TO LET



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## Description

The unit is situated on Talbots Lane in Brierley Hill and comprises a detached 4 bay warehouse with pitched roofs and side extensions. The internal accommodation comprises 18,252 sq ft. The main bays are all open plan other than one unit which has a mezzanine floor within. There are also toilets, offices and a kitchen area within the internal accommodation. Externally, there is a small lean-to storage area which is 371 sq ft. The property is accessed via the gated yard area and the units are accessed via roller shutters and a personnel door.

## Location

The property is located on Talbots Lane off A4100 Mount Pleasant, Brierley Hill with A4036 Merry Hill being within close vicinity and the property also within walking distance of Quarry Bank, High Street. The property is approximately 5 miles from J2 of the M5 motorway at Oldbury and Birmingham City Centre is approximately 12 miles distant to the west of the property.

## Accommodation

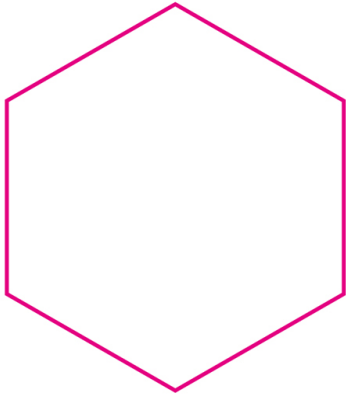
11,200 Sq Ft

## Rates

TBC

## Terms

A new lease to be granted on terms to be agreed.



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