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commercial property



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## INDUSTRIAL

5,337 SqFt ( 495 SqM )

£40,000 plus VAT per annum

Unit 4 Corngreaves Trading Est, Cradley Heath, B64 7BJ

# TO LET



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## Description

The unit is located on Corngreaves Trading Estate in Cradley Heath and offers an open plan warehouse space, including toilet facilities, offices to the front and a reception area, with ample parking in front of the unit. The property is a terraced industrial warehouse and is of steel portal frame construction with a combination of lined insulated cladding and brick walls to full height under a pitched sheeted roof, incorporating roof lights.

## Location

Corngreaves Trading Estate is located on Charlton Drive in the town of Cradley Heath, located in the Borough of Sandwell. The estate lies to the west of Birmingham approximately 10 miles away and is situated within an established industrial area on the western side of Corngreaves Road. The town benefits from strong road communications; motorway access to Junction 3 of the M5 via the A458 is approximately 5.5 miles away and Junction 2 of the M5 approximately 5 miles away.

## Accommodation

Warehouse - 4,490 Sq Ft

Office - 417 Sq Ft

Reception - 116 Sq Ft

Ancillary - 314 Sq Ft

Total - 5,337 Sq Ft

## Rates

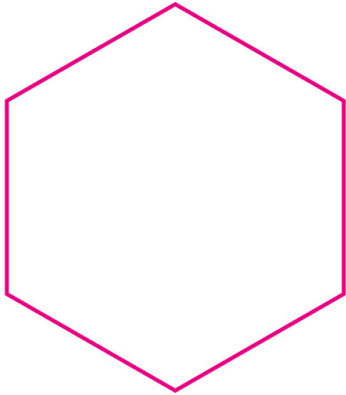
Rateable Value - £20,250

Rates Payable - £10,104.75 approx.

All information should be confirmed with the relevant local authority.

## Terms

The premises are to be let by way of new lease on terms to be agreed.



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