

hexagon™
commercial property



- 3 PHASE ELECTRICITY
- CONCRETE FLOOR
- STAFF PARKING AVAILABLE

INDUSTRIAL

5,408 SqFt (502 SqM)

£40,000 plus VAT per annum

Unit 3 Corngreaves Trading Est, Cradley Heath, B64 7BJ

TO LET



hexagon™
commercial property



Description

The unit is located on Corngreaves Trading Estate in Cradley Heath and offers an open plan warehouse space of circa 5,070 Sq Ft, including toilet facilities, offices to the front and a reception area, with ample parking in front of the unit. The property is a semi-detached industrial/warehouse unit 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 - 4,494 Sq Ft

Office - 115 Sq Ft

Reception - 461 Sq Ft

Ancillary - 338 Sq Ft

Total - 5,408 Sq Ft

Rates

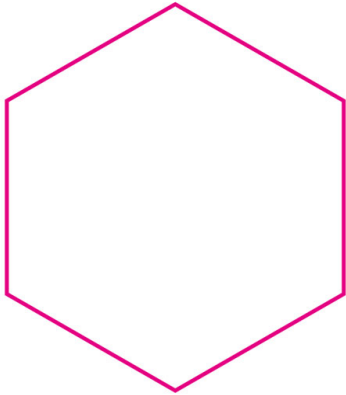
Rateable Value - £21,750

Rates Payable - £10,853.35

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.



...get social
with Hexagon

f 'Hexagon Commercial Property'

in 'Hexagon Commercial Property'

X @HexagonCP

ig @HexagonCommercial

...and stay up-to-date with all
the latest properties
& news!

Any maps are for identification purposes only and should not be relied upon for accuracy.

MISREPRESENTATION ACT 1967

Misrepresentation Act: These particulars are produced in good faith and believed to be correct. Neither Hexagon Commercial Property, their joint agents (where applicable) or their client guarantees their accuracy and they are not intended to form any part of a contract. No person in the employment of Hexagon or their joint agents has authority to give any representation or warranty in respect of this property. All prices or rents are quoted exclusive of VAT. These particulars were produced in April 2019.

info@hexagoncommercial.co.uk

www.hexagoncommercial.co.uk

01384 374888

5 Heath Lane
Oldswinford
Stourbridge
West Midlands
DY8 1RF

W3W///clock.port.smiles



hexagonTM
commercial property