



hexagon™
commercial property



- WELL REGARDED INDUSTRIAL ESTATE
- 3 PHASE ELECTRICITY
- AMPLE PARKING AVAILABLE
- LED BAY LIGHTING

INDUSTRIAL

8,566 SqFt (796 SqM)

£58,000 plus VAT per annum

Unit 19 Corngreaves TE, 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 of circa 8,566 Sq Ft, including toilet facilities, offices to the front and a reception area, with ample parking in front of the unit. The property is within a terrace of industrial warehouses 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

Overall - 8,566 Sq Ft

Rates

Rateable Value - £30,000

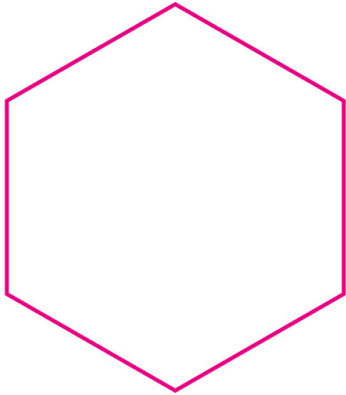
Rates Payable - £14,970 approx.

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.

Service Charge - £3,162.15 per annum.



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