

## Commercial Lettings



Unit 4, Corngreaves, 76 Graingers Lane, Cradley Heath, B64 7BS

**£7,500 Per Annum**

- To be let on lease
- First floor office suite extending to 75.8sqm (816sqft)
  - Ideal for a small business administration centre
    - 2 car park spaces
  - Vacant possession now available
  - Located in a small industrial estate
- Close to Cradley Heath shopping area
  - Air conditioning unit
  - Recently redecorated
- Convenient access to public transport links

**All Buildings Great & Small**



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TO LET: A redecorated and improved first floor office space having large open-space with separate storage, W.C and kitchen area. Ideal accommodation for a small business and having; electric heating, air-conditioning unit, 2 parking spaces and location close to Cradley Heath High Street on small industrial estate. EPC = 95 (D)

Unit 4, 76 Graingers Lane is accessed from a private driveway adjacent to the Big Breakfast cafe, that fronts Graingers Lane. The building comprising units 1 to 5 is divided and includes; offices, warehouses and a café.

The accommodation is situated on the first floor and is accessed from a Communal hall that leads to units 3 and 4. Unit 4 is located on the left hand-side of the first floor landing.

The premises briefly comprises door leading into:

INNER HALL: Electric Radiator.

KITCHEN (REAR): 1.54m x 1.6m  
Basic fitted kitchen comprising base cupboard with stainless Steel sink and work surface. "Santon" water heater.

LOBBY: 0.74m x 1.61m  
With wash hand basin.

SEPARATE WC:  
With low level flush opening off from Lobby.

'L' SHAPED STORE: 5.15m x 2.38m and 1.71m x 3.16m  
Two electric radiators. (Note: No natural light.)

MAIN OFFICE (FRONT): 6.71m x 6.96m  
Four Electric Radiators, two double glazed windows and WIFI. "Electriq" air-conditioning unit.  
(integral/partition office 3.5m x 3.33m)

GROSS INTERNAL FLOOR AREA: 75.8 sq.m. (816 sq.ft.) or thereabouts.

CAR PARKING:  
Two allocated parking spaces will be provided.

LEASE:  
The property is to be let on a lease for a minimum term of 3 years with the tenant being responsible for internal repairs and decoration. The tenant will be expected to redecorate just prior to the expiry of the third year.

The Agent has not checked the legal documentation to verify legal status of the property or validity of any guarantees. A tenant must assume the information is incorrect, until it has been verified by their own solicitors.

INSURANCE:

The building will be insured by the landlord. The tenant will reimburse the landlords building in respect of the part of the premises occupied. The tenant will be responsible for arranging their own contents insurance.

LEGAL COSTS:

The tenant will be responsible for payment of a contribution towards the landlords' legal costs in the preparation of the lease amounting to approximately £1,000 (one thousand pounds) plus VAT. This will also include the preparation of the Rent Deposit Deed.

RENT DEPOSIT:

The tenant will be required to pay a rent deposit amounting to £1,000 (one thousand pounds). This money is to be held in a non-interest-bearing account and will be reimbursed to the tenant at the end of the lease period or later if extended.

RATING ASSESSMENT:

Current Rateable Value (as of 1st April 2023) £3,350 (Office and premises)

Where provided the Agent has made a verbal enquiry with the Local Authority and this information should be verified by interested parties making their own enquiries.

SERVICE REQUIREMENT:

A Contractors Electrical Installation Condition Report will be provided at the commencement of the tenancy. The tenant will be required to provide a new certificate as detailed in the report, or and at the end of the tenancy.

NOTE:

Mains electricity is available. Note the electric meter to Unit 4 is located in a cupboard in Unit No 2. Mains water is also installed with a water meter. Water is heated by the "Santon" water heater in kitchen. The air conditioning unit in the main office is to be serviced on an annual basis by the ingoing tenant. Service certificates are to be forwarded to the agents.

MAINTENANCE CONTRIBUTION:

The tenant is to pay a contribution of £500 (plus VAT) per annum towards the cost of cleaning the communal hall, stairs and landing, landlords electric supply, fire alarm maintenance, emergency lighting and smoke detectors within the building. This charge is to be reviewed at the end of the lease term.

VIEWING:

Strictly by prior appointment with agents who will meet prospective tenants at the property. (Contact 0121-422-4011 Option 3 to arrange an appointment.)

ANTI-MONEY LAUNDERING REGULATIONS:

In order to comply with Anti-Money Laundering Regulations, any prospective tenant will be required to provide the following:

1. Satisfactory photographic identification.
2. Proof of address/residency.

In the absence of being able to provide appropriate physical copies of the above, Scriven & Co. reserves the right to obtain electronic verification of identity.

Satisfactory bank and trade references will also be required.

#### USEFUL LINKS FOR PROPERTY INFORMATION:

Find information about a property in England or Wales:

<https://search-property-information.service.gov.uk>

Mobile and broadband checker: If mobile coverage and broadband speed is an important issue we would suggest checking with:

<https://checker.ofcom.org.uk>

Flooding: If you wish to check flooding information in respect of the property, the following may be of assistance:

<https://www.gov.uk/request-flooding-history>

Long term flood risk check of an area in England:

<https://www.gov.uk/check-long-term-flood-risk>

Service provider information: we would suggest the following:

Gas supply:

<https://www.ofgem.gov.uk/information-consumers/energy-advice-households/finding-your-energy-supplier-or-network-operator>

<https://www.findmysupplier.energy>

Electric supply:

<https://www.energynetworks.org/customers/find-my-network-operator>

<https://www.nationalgrid.co.uk>

Water supplier:

<https://www.ofwat.gov.uk/households/your-water-company>

<https://www.water.org.uk/customers/find-your-supplier>

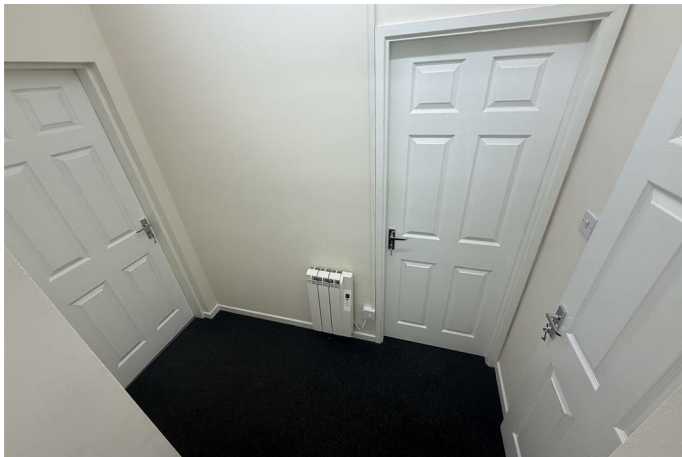


#### Important notices

**The Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008** : Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph (or artists impression) of the property. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. Certain items may however be available by separate negotiation. The measurements supplied are for general guidance, and as such must be considered as incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense. The Agent has not tested any apparatus, equipment, fixtures, fittings or services, and so does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the Agent checked the legal documentation to verify legal status of the property or validity of any guarantee. A buyer must assume the information is incorrect, until it has been verified by their own solicitors. The sales particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts. A buyer must check the availability of any property and make an appointment to view before embarking on any journey to see a property. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Any reference to alterations to, or use of any part of the property, is not a statement that any necessary planning, building regulation or other consent has been obtained. A buyer must assume the information is incorrect until it has been verified by their own solicitors. **VAT**: All figures quoted are exclusive of VAT where applicable. **Rating Assessments** : Where provided the Agent has made a verbal enquiry with the Local Authority and this information should be verified by interested parties making their own enquiries.

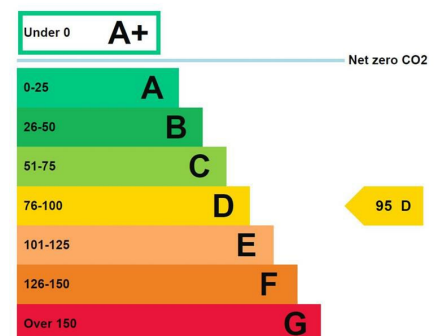
**Misrepresentation Act 1967** : These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments. If any interested party wishes to rely upon any information from the Agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The Agent will not be responsible for any loss other than when specific written confirmation has been requested. (REV02:10/13).





- Estate House, 821 Hagley Road West,  
Quinton, Birmingham, B32 1AD
- Tel: 0121 422 4011
- E-mail: [quinton@scriven.co.uk](mailto:quinton@scriven.co.uk)
- [www.scriven.co.uk](http://www.scriven.co.uk)
- Regulated By RICS

This property's energy rating is D.



Property Reference: 18717215