Scriven & Co.
Est. 1937

Commercial Lettings



Unit 2, 153, Powke Lane, Rowley Regis, B65 0AD

£2,500 Per Calendar Month

- GROSS INTERNAL FLOOR AREA: 268.8 SQ.M. (2,893 SQ.FT.)
- Recently refitted industrial unit with attractive frontage
- Ample parking to the front
- Shared rear access for loading and unloading
- Close to Blackheath town centre
- Shared use of kitchen/washroom facilities
- Potentially suitable for a range of uses (subject to planning)
- 24 hour security lighting front and rear

TO LET – An excellent opportunity to lease a refurbished industrial unit situated close to Blackheath town centre. The property benefits from good access to surrounding towns and the wider Midlands motorway network, with Junction 2 of the M5 approximately 3 miles away. EPC Rating: 125 (E).

The property is set back from the Powke Lane frontage behind a tarmac surfaced forecourt providing secure parking and roller shutter door access.

To the rear is a communal yard area providing a loading and unloading facility.

The building is constructed mainly in brickwork walls and concrete floor beneath a pitched north light roof set on a steel truss frame. There is an additional mezzanine storage facility to the front of the building.

Recent improvements include:-

- LED lighting
- Roof and guttering
- External render
- Raised balcony to the front
- Kingspan cladding to the rear elevation (this will be provided prior to occupation)
- CCTV surveillance

ACCOMMODATION

ENTRANCE LOBBY:

OFFICE: 3.59m average x 4.08m average
Electric panel radiator

WORKSHOP: 5.97m min. (11.05m max.) x 23.62m
Electrically operated roller shutter doors to front and rear.
Staircase up to:

MEZZANINE AREA: 5.84m x 7.47m overall
With restricted ceiling height.

GROSS INTERNAL FLOOR AREA: 268.8 SQ.M. (2,893 SQ.FT.)

OUTSIDE

Tarmac forecourt parking with 4 car parking spaces, shared yard providing vehicular access for loading and unloading (access from Alwin Road).

SHARED TOILET/KITCHEN FACILITY:
Accessed via shared rear yard and comprising:

ENTRANCE LOBBY

MALE WASHROOM 1

FEMALE WASHROOM

MALE WASHROOM 2

KITCHENETTE AREA

RATING ASSESSMENT :
Rateable Value (from 1st April 2026): £11,500
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.
AGENTS NOTE: The incoming occupier may be eligible for 100% Small Business Rate Relief, potentially resulting in no business rates being payable. Eligibility is dependent upon the occupier's individual circumstances and compliance with the applicable statutory requirements, including any relevant conditions relating to other business premises.
The availability and extent of any relief are determined by the relevant local authority and are not guaranteed by the landlord or letting agent. The ratable value may be subject to alteration by the Valuation Office Agency.
Prospective tenants are advised to make their own enquiries with the relevant local authority to establish their business rates liability and eligibility for relief before entering into a lease. Neither the landlord nor the letting agent accepts responsibility for any failure to obtain relief or for any business rates liability incurred by the occupier.

LEASE:
The premises are available to let for a term of 6 years incorporating a break clause and rent review after 3 years.

The commencing rent is £30,000 per annum (£2,500 per calendar month) to include the tenants contribution to building insurance, water rates, cleaning and maintenance of the common parts of the development including grounds and toilets.

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.

LEGAL COSTS:
Each party will be responsible for their own legal fees.

RENT DEPOSIT:
A rent deposit of £2,500 (two thousand five hundred pounds) will be held by the landlord for the duration of the lease.

REPAIRING LIABILITY:
The in-going tenant will be responsible for all repairs.

VAT:
We are advised that VAT will not be chargeable on the rent.

SERVICES AND APPLIANCES:
Mains electricity, water and drainage are connected. There is no gas supply. The Agents have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order or fit for their purpose. The prospective tenant is advised to obtain verification from their Solicitor or Surveyor.

VIEWING:
Strictly by prior appointment via Agents on 0121-422-4011 (option 3, commercial).

IMPORTANT NOTE:

If you are considering entering into a lease for commercial premises, before proceeding we would draw to your attention the existence of the Code for Leasing Business Premises First Edition February 2020 (https://www.rics.org/globalassets/code-for-leasing_ps-version_feb-2020.pdf)

This document and its supplemental guide set out the basis on which negotiations of the lease terms should be undertaken.

It is recommended that you obtain your own professional advice with regard to the Code and the proposed lease terms before proceeding.

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.









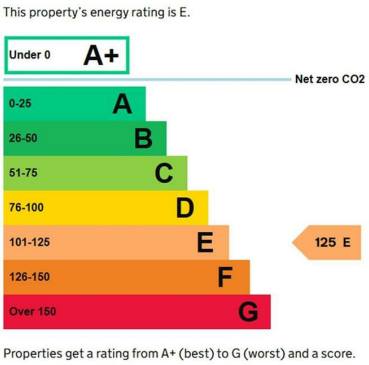
Important notices
Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph (or artists impression) of the property. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. Certain items may however 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. (REV03:02/26).





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Est. 1937

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Property Reference: 18783004