

TO LET - RARE DETACHED INDUSTRIAL WAREHOUSE WITH SUBSTANTIAL SECURE YARD

BRICKHOUSE LANE, WEST BROMWICH, WEST MIDLANDS, B70 0DY
2,029 SQ FT (188.48 SQ M) ON 0.47 ACRES (0.19 HECTARES)



- Detached Warehouse and Substantial Secure Yard
- 5.45m min. Clear Working Height
- Fully Fenced with a Single Gated Entrance Point
- Drop Curb Access
- Concrete Hardstanding and Drainage
- Established Commercial Location
- Excellent Transport and Motorway Links



LOCATION

The property is located on Brickhouse Lane, West Bromwich, opposite Spartan Industrial Centre in an established industrial area of the Black Country. Junction 1 of the M5 is approximately 2 miles away via the A41, and the Great Bridge junction of the Black Country Spine Road is less than 1 mile away.

DESCRIPTION

The property comprises of a detached industrial warehouse situated on a substantial private gated yard compound with a single point of drop curb access and egress. The unit is of steel portal frame construction with full height steel cladding surmounted by a steel clad pitched roof incorporating translucent light panels. Minimum clear working height 5.45m. The property also includes a concrete floor, electric level access roller shutter door and ceiling level sodium lighting. The external yard consists of concrete hardstanding, includes surface drainage and is secured at all boundaries by steel palisade fencing and double gates.

RENT

£39,500 per annum exclusive.

TENURE

The premises are available by way of a 5 year full repairing and insuring lease, to be excluded from the security of tenure provisions of the Landlord and Tenant Act 1954 P2.

LEGAL COSTS

Each side to bear their own legal costs.

EPC

TBC - In Progress.

SERVICE CHARGE

A service charge is levied to cover cost of landlord services to the property.

ACCOMMODATION

	SQ M	SQ FT
Warehouse	188,48	2,029

The accommodation comprises of a detached warehouse unit on a private gated and secure yard of 0.47 acres (0.19 hectares).

SERVICES

We understand that the property has electricity and water. However, the agent has not tested any apparatus, equipment, fixture, fittings or services and so cannot verify they are in working order or fit for their purpose. The tenant is advised to obtain verification from their solicitor or surveyor.

MONEY LAUNDERING

The successful Tenant will be required to submit two forms of identity, in accordance with Money Laundering regulations.



PLANNING

We understand the premises are located within the local plan as an area of employment land and should therefore qualify for B1, B2 or B8 uses. Interested parties are advised to make their own enquiries with Sandwell Council to ensure that their intended use will be permitted.

BUSINESS RATES

Rateable value £20,500.

Rates payable 2018/19 approx. £10,107.

The information above is indicative only. The tenant will need to seek confirmation of the same from the relevant Local Authority.



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VIEWINGS

James Darby
Darby Key Property

0121 647 3541 07951 147 417
james.darby@darbykeye.co.uk

Chris Keye
Darby Keye Property

0121 647 3541 07951 147 421
chris.keye@darbykeye.co.uk

darbykeye.co.uk

**Darby
Keye**

0121 647 3541