

**INDUSTRIAL / WAREHOUSE UNIT 2,100 SQ FT (195 SQ M)
UNIT 15 SALTBROOK TRADING ESTATE, SALTBROOK ROAD, HALESOWEN B63 2QJ**



- Clear Span Warehouse
- Level Loading Access Door
- 4.1m Eaves approx.
- Gated Estate with CCTV

LOCATION



The estate is located in an established industrial area known as The Hayes and is situated on Saltbrook Road, just off the main A458 between Halesowen and Stourbridge. Access to Junction 3 of the M5 Motorway is approximately six miles east, whilst the A458, A4036 and A456 provide good access to Birmingham city centre, the Black Country and Worcestershire

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VIEWINGS

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DESCRIPTION

The property is of clear span, reinforced concrete frame construction with part brick, part steel clad elevations surmounted by a sheeted pitched roof. The unit is accessed via a level roller shutter door, opening on to a forecourt area which provides parking and access. Internally the warehouse has a concrete floor and an eaves height of approximately 4 metres.

Externally communal car parking facilities are provided within the estate which is secured by CCTV, external lighting and an electronically controlled gate.

RENT

Rent on application.

LEASE

The property is available to let on new full repairing and insuring lease, for a term of years to be agreed.

BUSINESS RATES

Rateable Value £6,900



SERVICE CHARGE

The tenant is responsible for payment of the estate service charge which is levied to cover the cost of maintenance of the communal parts of the estate.

VAT

All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

EPC

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