

UNIT 4, CHARLES STREET, WEST BROMWICH, B70 0AZ



TO LET

GROUND FLOOR, HIGH BAY,
INDUSTRIAL/WAREHOUSE ACCOM.

21,065 sq.ft/1956.99 sq.m

- Accessed via a series of substantial, roller shutter doors.
- Excellent working heights – maximum 31 ft/minimum 21 ft.
- Excellent off street loading/car parking/yardage.
- Overhead gas fired radiant heaters (check).
- Circa, 3 miles from Junction 1 of the M5 motorway.
- Within close proximity to the Black Country Spine Route.
- Circa, 6 miles north-west of Birmingham City Centre.



Stephens McBride Chartered Surveyors & Estate Agents
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LOCATION

The subject premises enjoys an extensive frontage onto Charles Street, within relative close proximity to West Bromwich Town Centre.

Access to the national motorway network is provided by Junction 1 of the M5 motorway, circa 3 miles south-east (predominately dual carriageway access – A41).

Junction 1 is located approximately 2 miles due south of the main intersection of the M5 & M6 motorways – Ray Hall Interchange.

The Black Country Spine Route (dual carriageway link between Junction 1 of the M5 motorway and Junction 10 of the M6 motorway) is nearby.

Birmingham City Centre is located approximately 6 miles south-east.

DESCRIPTION

The subject premises provides predominantly high bay, ground floor, industrial/warehouse accommodation, including ancillary first floor offices.

Benefits include:

- Accessed via a series of substantial, roller shutter doors.
- Open span.
- Minimum working height circa, 21 ft/6.4 m – maximum working height circa, **31ft/9.45 m**.
- Excellent off street car parking/loading/yardage.

ACCOMODATION

Ground floor **18,860 sq.ft/1,752.14 sq.m**

First floor offices **960 sq.ft/89.19 sq.m**

Mezzanine **1,245 sq.ft/115.66 sq.m**

Total Accommodation **21,065 sq.ft/1,959.99 sq.m**

TENURE

The property is available on the basis of a 10 year FRI lease (5 year review pattern).

ASKING RENTAL LEVEL

£90,000 pax

VAT

VAT is not applicable

MAINS SUPPLIES

The property has the advantage of a 3-phase electrical supply, gas, water and drainage.

BUSINESS RATES

Rateable Value £72,000

Rates Payable, circa £36,000

OCCUPATION

Immediate occupation is available on completion of all legal formalities.

LEGAL COSTS

Each party to bear their own proper reasonable legal costs.

ANTI MONEY LAUNDERING

Two forms of ID will be required from any ingoing tenant.

For More Information Contact:

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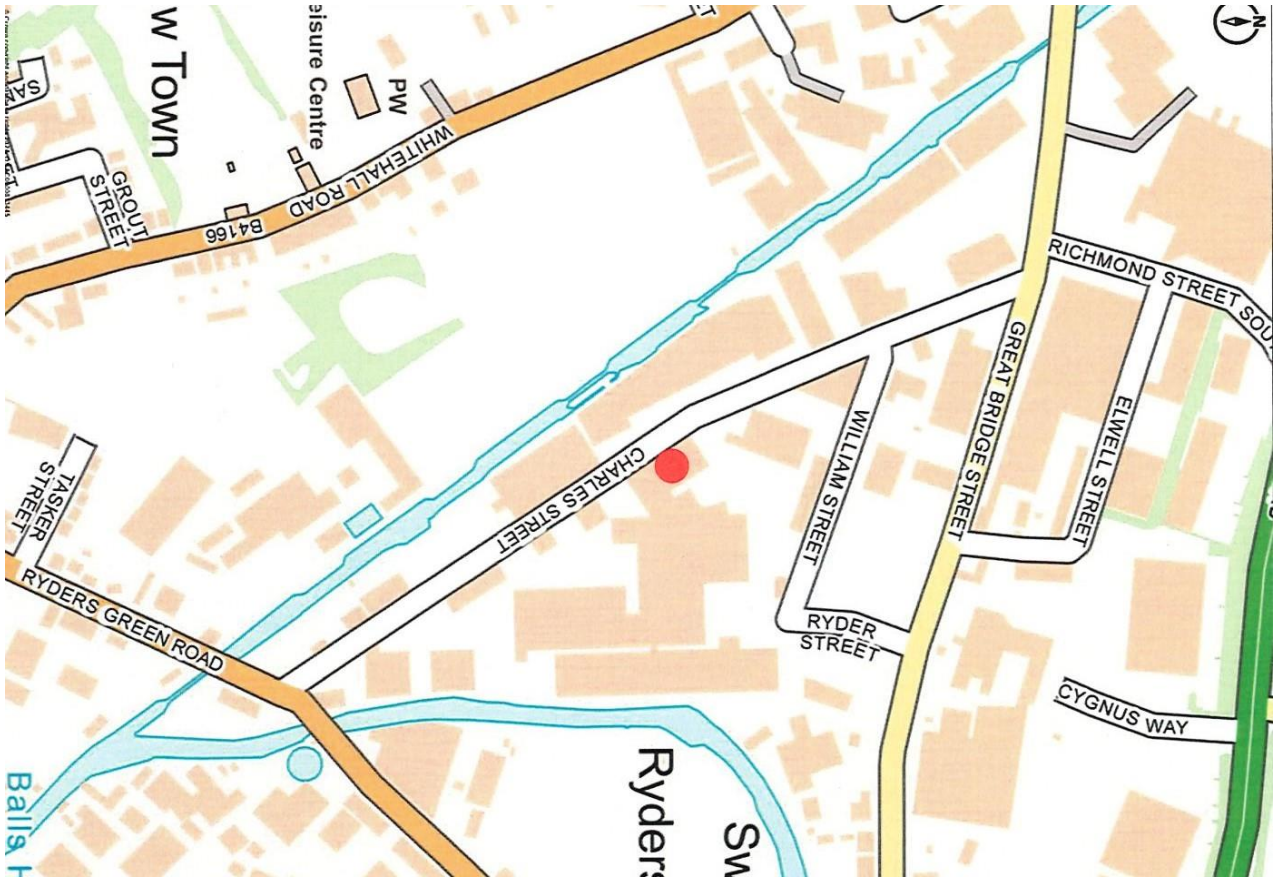
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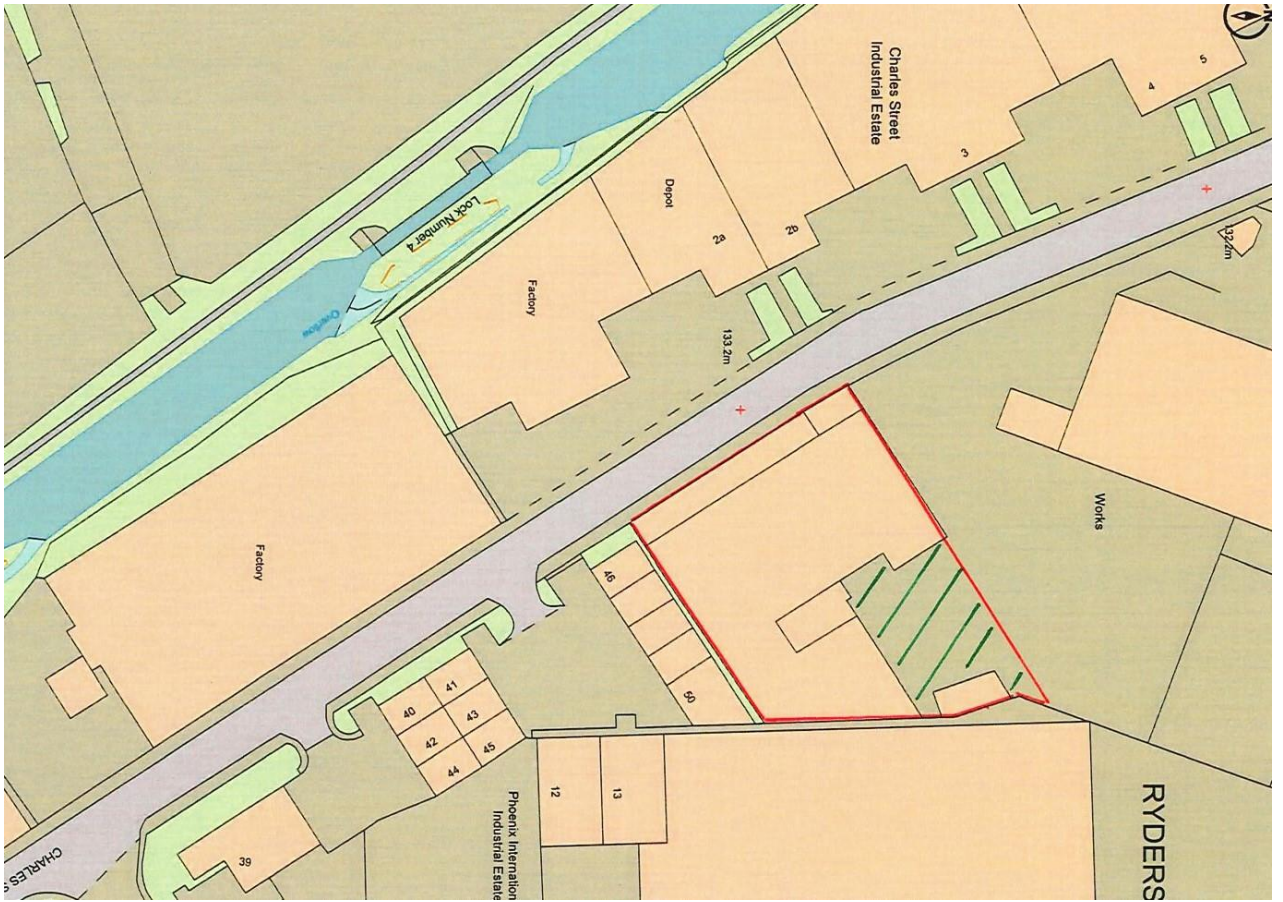
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NOTICE

STEPHENS McBRIDE - as agents for the Vendor and for themselves, give notice that:

1. These particulars do not constitute an offer, or contract, or any part thereof and none of the statements contained in the Particulars as to the property is to be relied on as a statement or representation of fact.
2. An intending Purchaser **MUST** satisfy himself by inspection or otherwise, as to the accuracy of the statements herein. Such statements are made in good faith but without responsibility on the part of Stephens McBride or the Vendor.
3. The Vendor does not make or give, nor is Stephens McBride or its staff authorised to make or give any representation or warranty in respect of this property.

In the event of any inconsistency between these particulars and the Conditions of Sale, the latter shall prevail.

SUBJECT TO CONTRACT

The terms Vendor and Purchaser shall where the context requires be deemed to refer to Lessor and Lessee respectively.