

100 CROSSWELLS ROAD, OLDBURY, B68 8HH



TO LET

GROUND FLOOR
INDUSTRIAL/WAREHOUSE ACCOM.

3,862 sq.ft/358.79 sq.m

- Extensive yard facilities – total site area circa, 0.4 of an acre/0.16 of a hectare.
- Roller shutter door access.
- Open span – apex height 20ft/6.09 m.
- Circa, 1 mile from junction 2 of the M5 motorway.
- Direct/extensive frontage onto Crosswells Road.



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LOCATION

The subject premises/site, enjoys an extensive frontage onto Crosswells Road (B4182), situated within close proximity to the island intersection with Vicarage Road.

Access to the national motorway network is provided by junction 2 of the M5 motorway (circa, 1 mile due west).

Surrounding areas include West Bromwich and Smethwick.

Birmingham City Centre is located approximately 6 miles due east.

DESCRIPTION

The subject premises provides ground floor, industrial/ warehouse accommodation, including 2, enclosed/surfaced yard facilities.

Advantages include:

- Open Span
- Apex height circa, **20 ft/6.09 m**
- Roller shutter door access
- Excellent natural light

ACCOMMODATION

3,862 sq.ft/358.79 sq.m

SITE AREA

Total site area circa, **0.4 of an acre/0.16 of a hectare.**

The 2, surfaced/enclosed yard facilities, are shown hatched blue.

TERM

The property is available on the basis of a 5 year lease agreement.

ASKING RENTAL LEVEL

£45,000 pax

RENTAL PAYMENTS

Quarterly in advance

VAT

VAT is not applicable.

BUSINESS RATES

At present, the property does not attract a separate Business Rate assessment.

Further information is available from the sole letting agents.

MAINS SUPPLIES

The property has the advantage of a 3 phase electrical supply, water and drainage. Mains gas is not connected.

RENT BOND

Dependant on use/covenant strength, it is likely the landlord will require some form of rent bond.

PERMITTED USE

All uses will be considered, with the exception of any form of household/plastic recycling.

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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SMB
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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.