

FORMER STERLING POWER GROUP PREMISES, BELFONT TRADING ESTATE, MUCKLOW HILL, HALESOWEN, B62 8DR



TO LET GROUND FLOOR HIGH QUALITY TRAINING CENTRE/WAREHOUSE FACILITY

22,795 sq.ft/2,117.69 sq.m

- High quality/well maintained accommodation.
- Electrically operated security shutters, to all windows and pedestrian entrances.
- Extensive off-street loading/parking.
- Series of main access doors.
- Fully alarmed.
- Circa 2 miles from Junction 3 of M5 motorway.
- Circa 8 miles from Birmingham city centre.
- Total site area circa 1.07 acres/0.43 hectares.
- Secure boundary fencing – palisade.

SMB
Stephens McBride

Stephens McBride Chartered Surveyors & Estate Agents
One, Swan Courtyard, Coventry Road, Birmingham, B26 1BU

Tel: 0121 706 7366 Fax: 0121 706 7366

FORMER STERLING POWER GROUP PREMISES, BELFONT TRADING ESTATE, MUCKLOW HILL, HALESOWEN, B62 8DR

LOCATION

The Belfont Trading Estate, forms part of an extremely popular and well established business/warehouse/Industrial location, accessed via the main Mucklow Hill (A548).

Immediate surrounding areas are mixed use locations, including out of town retail/trade counter facilities, business parks and warehouse/industrial accommodation.

Direct dual carriageway access to Junction 3 of the M5 motorway (Mucklow Hill/Bromsgrove Road/Manor Way)

The property is situated approximately 6 miles south of Dudley, 8 miles east of Stourbridge and 8 miles west of Birmingham city centre.

DESCRIPTION

The subject premises provides ground floor, high quality/well maintained accommodation, suitable for a variety of uses, including a training centre or warehouse accommodation.

Benefits include:

- a) Electrically operated security shutters for all windows and pedestrian entrances.
- b) Series of main access doors.
- c) Fully alarmed.
- d) Extensive off street loading/car parking.
- e) Suspended ceilings/recessed lighting.
- f) Secure boundary fencing – palisade.

ACCOMMODATION

22,795 sq.ft/2,117.64 sq.m

TERM

The property is available on the basis of a 6 year FRI lease (3 year review pattern).

RENTAL

Upon application.

RENTAL PAYMENTS

Quarterly in advance.

VAT

Vat is applicable.

MAINS SUPPLIES

Substantial electrical supply (sub-station), water and drainage.

BUSINESS RATES

Rateable Value: £86,000
Rates payable: circa £42,000

OCCUPATION

Immediate occupation is available on completion of all legal formalities.

LEGAL COSTS

Each party to bear their own proper reasonable legal costs.

For More Information Contact:

Robert Taylor BSc MRICS

T: 0121 706 7766

E: robert@smbsurveyors.com

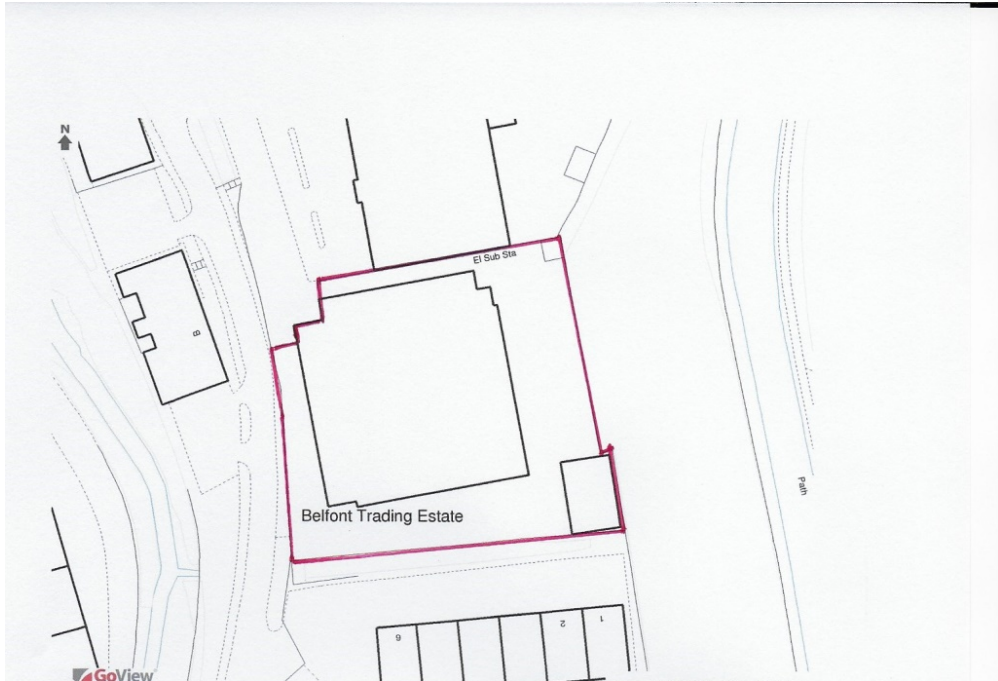
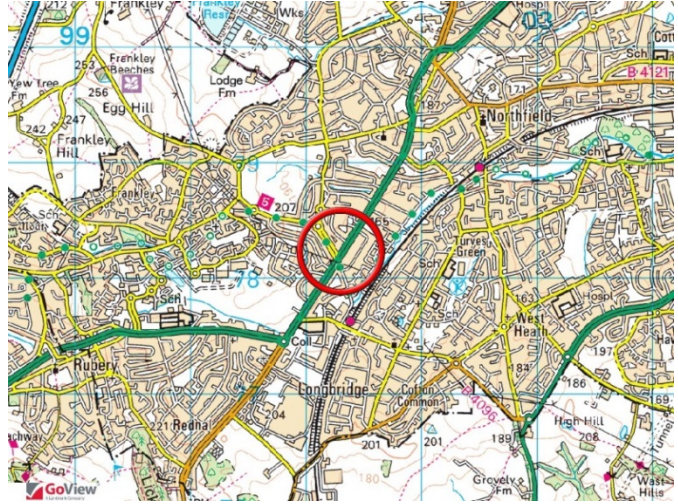
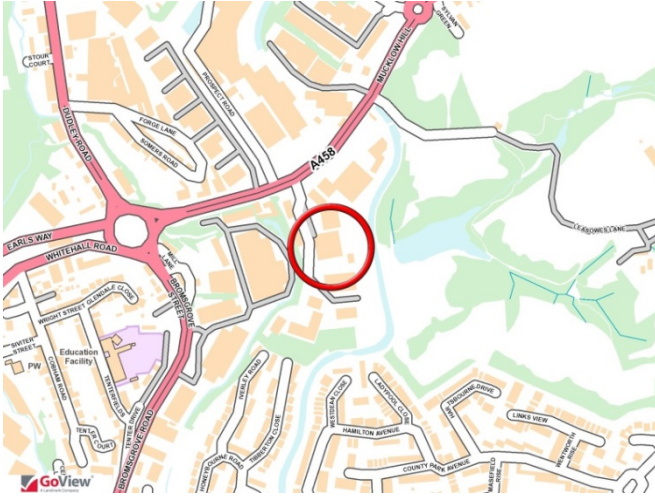
FORMER STERLING POWER GROUP PREMISES, BELFONT TRADING ESTATE, MUCKLOW HILL, HALESOWEN, B62 8DR



FORMER STERLING POWER GROUP PREMISES, BELFONT TRADING ESTATE, MUCKLOW HILL, HALESOWEN, B62 8DR



FORMER STERLING POWER GROUP PREMISES, BELFONT TRADING ESTATE, MUCKLOW HILL, HALESOWEN, B62 8DR



FORMER STERLING POWER GROUP PREMISES, BELFONT TRADING ESTATE, MUCKLOW HILL, HALESOWEN, B62 8DR

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.