

Unit 1 William Street, West Bromwich, West Midlands, B70
OBG



TO LET

GROUND FLOOR WAREHOUSE/FIRST FLOOR OFFICE

1820 sq.ft/169 sq.m

- Ground floor, portal framed/open span, industrial/warehouse accommodation, including an ancillary first- floor office.
- Solid concrete floor structure.
- Substantial, roller shutter door access.
- Forecourt, off street loading/car parking.
- Within close proximity to the Black Country Spine Route.
- Circa, 2.5 miles from junction 1 of the M5 motorway.



Stephens McBride Chartered Surveyors & Estate Agents
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LOCATION

The subject premises, enjoys direct frontage onto William Street, situated within relative close proximity to the intersection with Charles Street.

Ease of access to the Black Country Spine Route (A41) – dual carriageway link, between junction 1 of the M5 motorway and junction 10 of the M6 motorway.

Junction 1 (M5 – predominantly dual carriage access – spine road) is located approximately 2.5 miles south east.

DESCRIPTION

The subject premises comprise ground floor, portal framed/open span, industrial/warehouse accommodation, including an ancillary first floor office.

Advantages include:

- Concrete floor structure.
- Substantial, roller shutter door access.
- Excellent natural light.
- Gas fired blow heater.
- Forecourt, off street loading/car parking.

ACCOMMODATION

1820 sq.ft/169 sq.m

TENURE

The property is available on the basis of a 3 year term.

ASKING RENTAL LEVEL

£11,000 per annum exclusive, payable quarterly in advance.

RENTAL PAYMENT

Quarterly in advance.

VAT

VAT is **not** applicable

BUSINESS RATES

Rateable Value
(April 2023)

£10,000

Rates Payable

Circa, **£5,000 pa**

It is important to note, Small Business Rates may apply.

PERMITTED USE

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

ANNUAL INSURANCE PREMIUM

The annual insurance premium, payable by the tenant, is in the region of **£530**.

OCCUPATION

Immediate occupation is available upon 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 incoming tenant

For More Information Contact:

Elliott R S Jones MSc BSc (Hons)

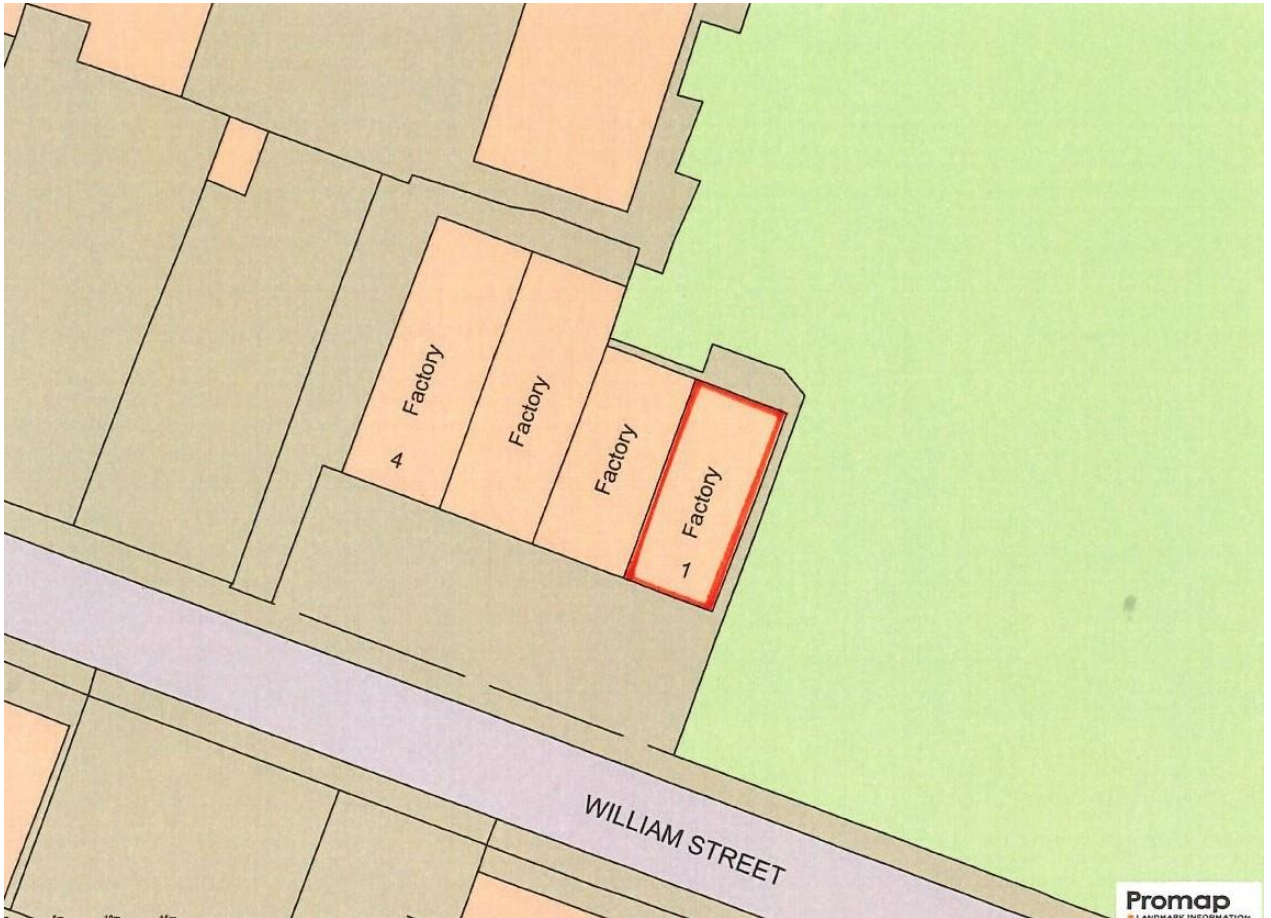
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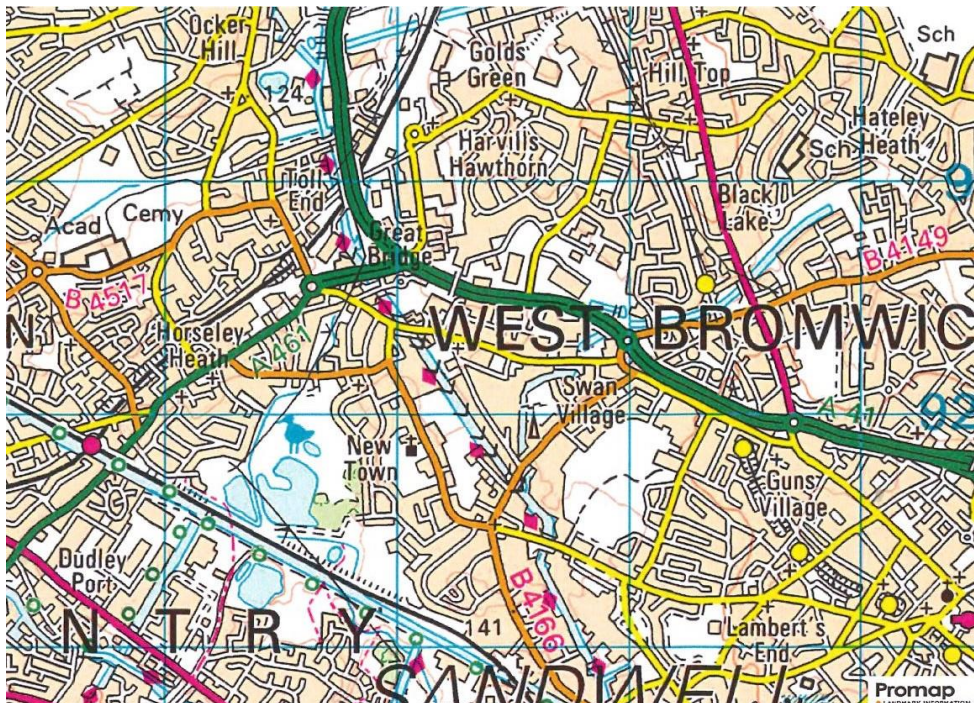
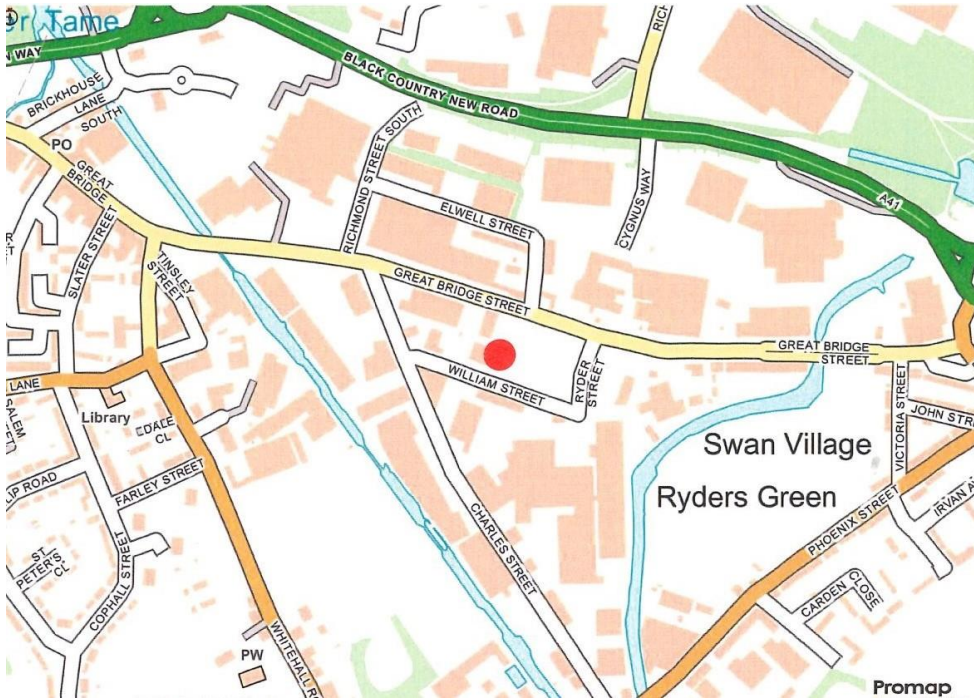
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NOTICE

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.