

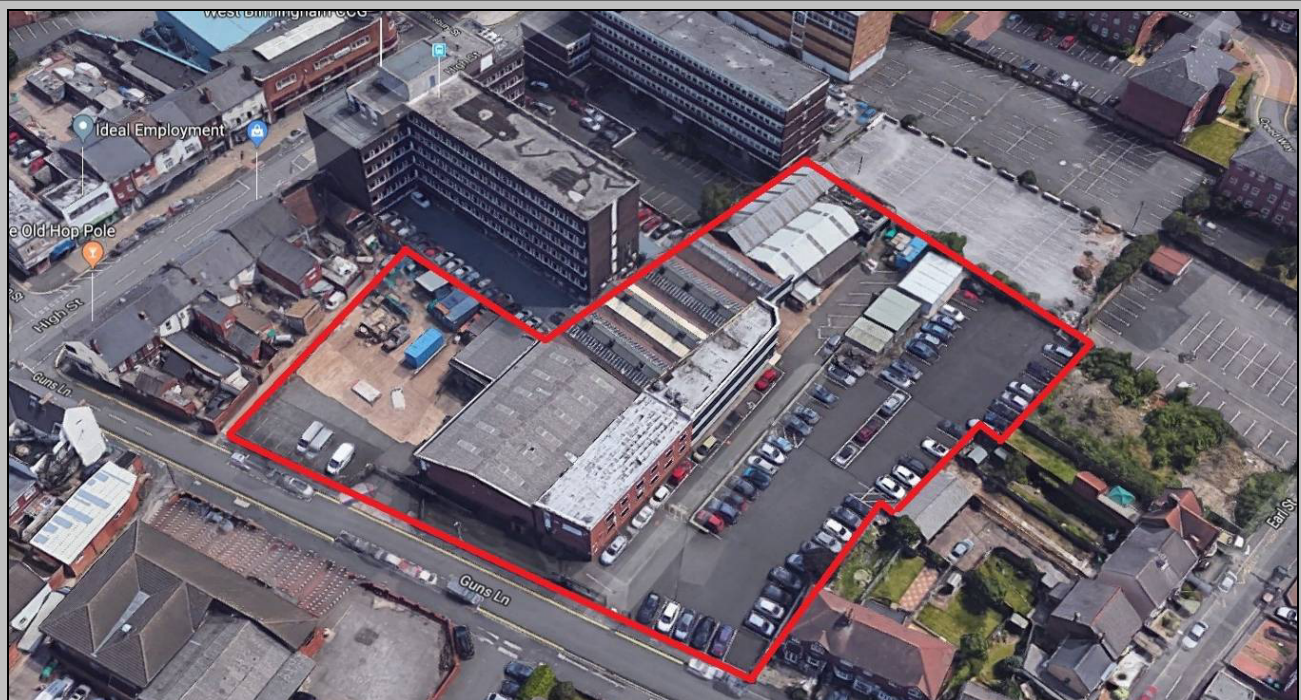
**MASON
YOUNG**

PROPERTY CONSULTANTS

TO LET

WAREHOUSE/INDUSTRIAL & OFFICES

**PLYMOUTH HOUSE, GUNS LANE,
WEST BROMWICH, B70 9HT**



3,410-23,638 SQ FT (291.8-2,196.2 SQ M)

- PROMIENT LOCATION
- VARIETY OF USES (STP)
- SECURE ONSITE PARKING
- CLOSE TO M5 MOTORWAY JUNCTION

■
MY BUSINESS SPACE
MY MANAGEMENT
MY LEASE CONSULTANCY
MY DEVELOPMENT
MY INVESTMENT
MY AUCTIONS

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Please call for more information t: 0121 285 3535 m: 07929 410 481

Location

The property is located on Guns Lane which is just off the main High Street in Carters Green, West Bromwich. There is easy access to local transport networks including West Bromwich Bus Station, the Metro and the M5 motorway, with Junction 1 less than 2 miles away. The pedestrianized town centre is half a mile to the East whilst the main A41 Black Country Expressway can be accessed just a few hundred yards away.

Description

The site comprises of a substantial industrial unit of steel portal frame in construction with brick-built elevations surmounted by a pitched roof incorporating translucent roof panels. Internally the unit benefits from a concrete floor, three phase electric, motion sensor fluorescent strip lighting, gas warm air blower heaters, electric & manual roller shutter loading doors, an alarm system & WC facilities. To the rear of the site is another self-contained industrial unit which benefits a concrete floor, three phase electric, motion sensor fluorescent strip lighting, electric & manual roller shutter loading doors, an alarm system & WC facilities. Also located on the first floor are self-contained offices which benefits from carpets, plaster & painted walls, suspended ceiling incorporating motion sensor LED lights & WC facilities. Externally there is a dedicated yard on either side of the unit which is accessed via an electronically operated sliding gate and is suitable for loading/unloading & car parking.

Accommodation

GUNS LANE	SQ FT	SQ M	RENT PAX
Front Industrial	16,348	1,518.8	LET
Rear Industrial	4,150	385.6	£25,000
First Floor Offices	3,140	291.8	£30,000
TOTAL	23,638	2,196.2	

Services

We are advised all main services are connected.

Mason Young Property Consultants has not checked and does not accept responsibility for any of the services within this property and would suggest that any in-going tenant or occupier satisfies themselves in this regard.

Energy Performance Certificates

Details available upon request.

Tenure/Rent

Full details of rentals can be found in the accommodation schedule above on a FRI basis, subject to contract. Terms to be agreed.

Business Rates

All business rates payable are included within the rents quoted above.

VAT

We understand that the property is not elected for VAT.

Legal Costs

Each party to be responsible for their own legal costs incurred during this transaction.

Viewing

Strictly by prior appointment with sole agents, Mason Young Property Consultants.

Contact Details

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