



## RENT

**£6.50 per sq ft**  
(Exclusive of VAT)



**TO BE REFURBISHED**



## Unit 5 & 6, Church Lane Industrial Estate

Church Lane, West Bromwich, B71 1AR

Leasehold | Industrial/Warehouse Unit | 27,795 Sq Ft (2,582.24 Sq M)



**TO LET**





## Location

The premises are located on Church Lane Industrial Estate. The B414 Church Lane links with the A41 Black Country New Road/ The Expressway, which gives direct access to Junction 1 of the M5 Motorway. The M5 provides access to the Black Country and National Motorway network. Junction 1 of the M5 is approximately 2.5 miles distant.



## Description

The property has been constructed with brick elevations to approximately 2 metres with profile steel cladding above. The roof incorporates intermittent translucent roof lights and is of steel truss structure.

The unit benefits from an office, works canteen, male and female WC facilities, a minimum working height in the warehouse of 6.69m rising to 7.79m, vehicle access via two electric roller shutter doors measuring 5.42m wide x 6.97m high, sodium lights and a concrete gated yard with a depth of 17m.

Visitor/staff car parking is allocated at the front of the unit.



## Accommodation

The accommodation has been measured on a Gross Internal Area basis, the approximate area comprises:

Description	Sq Ft	Sq M
Unit 5 & 6	27,795	2,582.24



## Amenities



Eaves Height-  
6.69m - 7.79m



Two Electric Roller  
Shutters



Gated Yard - Depth  
17m







## Further information

### Rent

£6.50 per sq ft per annum exclusive of VAT. Subject to Contract.

### Tenure

The property is available by way of a new full repairing and insuring lease for a term to be agreed.

### Business Rates

Rateable Value: £109,000

Occupiers will be responsible for paying Business Rates directly to the local authority.

### Services

Mains water, drainage and three phase electricity are connected to the property.

We confirm we have not tested any of the service installations and any occupiers must satisfy themselves as to the state and condition of such items.

### Legal Costs

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

### Service Charge

A service charge is payable in respect of the upkeep of the common parts.

### EPC

The EPC rating is C.

### Fixtures & Fittings

Any fixtures and fittings not expressly mentioned within these particulars are excluded from the lettin.

### Anti Money Laundering

The successful tenant will be required to submit information to comply with Anti Money Laundering Regulations.

### VAT

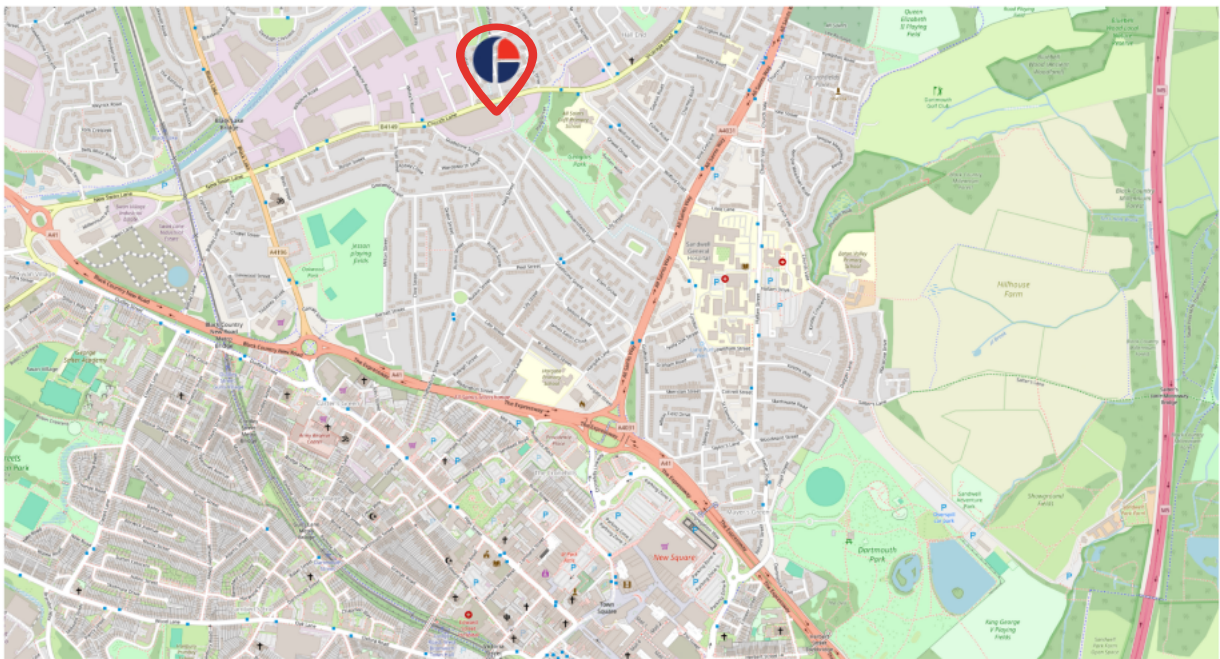
Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT). Any intending tenant should satisfy themselves independently as to VAT in respect of this transaction.

### Viewings

Strictly by prior arrangement with Fisher German or our joint agents Bulleys 0121 544 2121.



# Unit 5 & 6, Church Lane Industrial Estate, West Bromwich



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## Approximate Travel Distances



### Locations

- West Bromwich - 1.2 miles
- Junction 1 of M5 - 2.5 miles
- Birmingham - 7.5 miles



### Nearest Station

- Tame Bridge Parkway - 2.2 miles



### Nearest Airport

- Birmingham International - 19.4 miles



## Viewings



### Arjun Delay



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### Mike Price



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**FISHER  
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Particulars dated December 2024. Photographs dated circa 2020.