

**fisher  
german**

# Unit 5, Lodge Forge Trading Estate

Bridge Street, Cradley Heath, B64 5RE

Leasehold  
Light Industrial Unit

1,500 Sq Ft (139.34 Sq M)



**To Let** | £15,000 pa





## Key information



### Rent

£15,000 per annum



To Be Refurbished



### EPC Rating

A

## Unit 5, Lodge Forge Trading Estate

1,500 Sq Ft (139.34 Sq M)

### Description

The estate comprises sixteen well-maintained industrial and warehouse units, all situated within a secure site that benefits from perimeter fencing and lockable gates. The available unit is positioned at the end of a terrace and is constructed with a reinforced concrete frame. It is covered by a lined and insulated corrugated sheet roof, which incorporates translucent light panels to allow natural light into the space.

The unit offers a minimum eaves height of 4.5 metres. Access is provided via a large electrically operated roller shutter door measuring 3.57 metres in width and 3.75 metres in height. Internally, the warehouse is fitted with high bay LED lighting and includes two WC facilities for convenience.

Externally, the unit benefits from a concrete-surfaced loading forecourt and tarmac-surfaced parking areas at the front, providing practical access and ample space for vehicles.

## Location

Lodge Forge Trading Estate is located a short distance from Cradley town centre benefiting from convenient access to the local shops and the railway station.

The estate benefits from excellent dual carriageway links to the M5, Halesowen and Merry Hill Shopping Centre.

## Accommodation

Description	Sq Ft	Sq M
Unit 5, Lodge Forge Trading Estate	1,500	139.34

### Locations

Cradley Heath: 0.5 miles

Birmingham: 10.3 miles

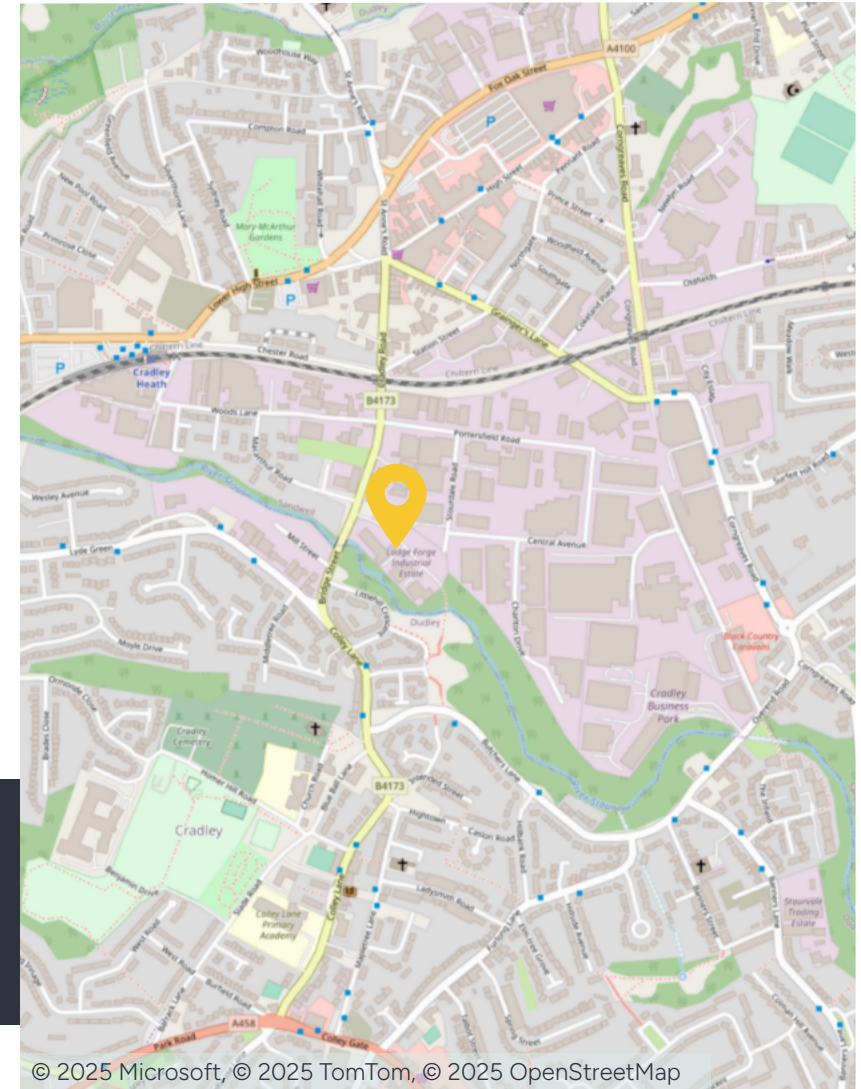
M5 J3: 7.7 miles

### Nearest station

Cradley Heath: 0.4 miles

### Nearest airport

Birmingham International: 19.3 miles



## Further information

### Rental

£15,000 per annum exclusive of VAT, building insurance, business rates, service charge, water rates and all other outgoings.

### Lease Terms

These premises will be available under a new full repairing and insuring lease for a term to be agreed.

### Business Rates

Occupiers will be responsible for paying business rates directly to the local authority.

2023 Rateable Value: £7,300

Up to 100% small business rate relief may be available on this property subject to status.

### Planning

We are advised that the property has consent for light industrial type uses.

Prospective tenants should seek confirmation from the local authority.

### Services

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.

### EPC

The EPC rating is A.

### Service Charge

A variable small charge is levied on the unit in order to cover of the upkeep and maintenance and management etc. Of common parts and facilities. Levied on a fair proportion basis.

### Buildings Insurance

The landlord will insure the building, with the premium to be reimbursed by the tenant.

### Possession

Full vacant possession will be offered to a new tenant upon completion of all legal formalities.

### Fixtures & Fittings

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

### Legal Costs

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

### 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 the joint agents.

## Contact us



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Particulars dated July 2025. Photographs dated July 2025.



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