



To Let

Building 2, Garratts Lane, Cradley Heath, West Midlands, B64 5RE

Industrial/Warehouse | 71,955 sq ft (6,684.80 sq m)

Garratts Lane/ Cradley Heath

Description

Access to the building is off Garratts Lane via an estate road.

The property comprises eight bays, each of which is of steel portal frame construction surmounted by a pitched lined roof. Externally the elevations are brick with part glazing to the end of each bay.

Internally the building benefits from

- 5.58 metres to haunch
- A concrete floor
- 5% roof lights
- Spot and box lighting throughout
- Ancillary offices, stores and WCs
- A mezzanine store situated to the south-west of the building

Access to the warehouse is via five roller shutter doors. Three to its southern elevation, one to the northern elevation and one to the eastern elevation.

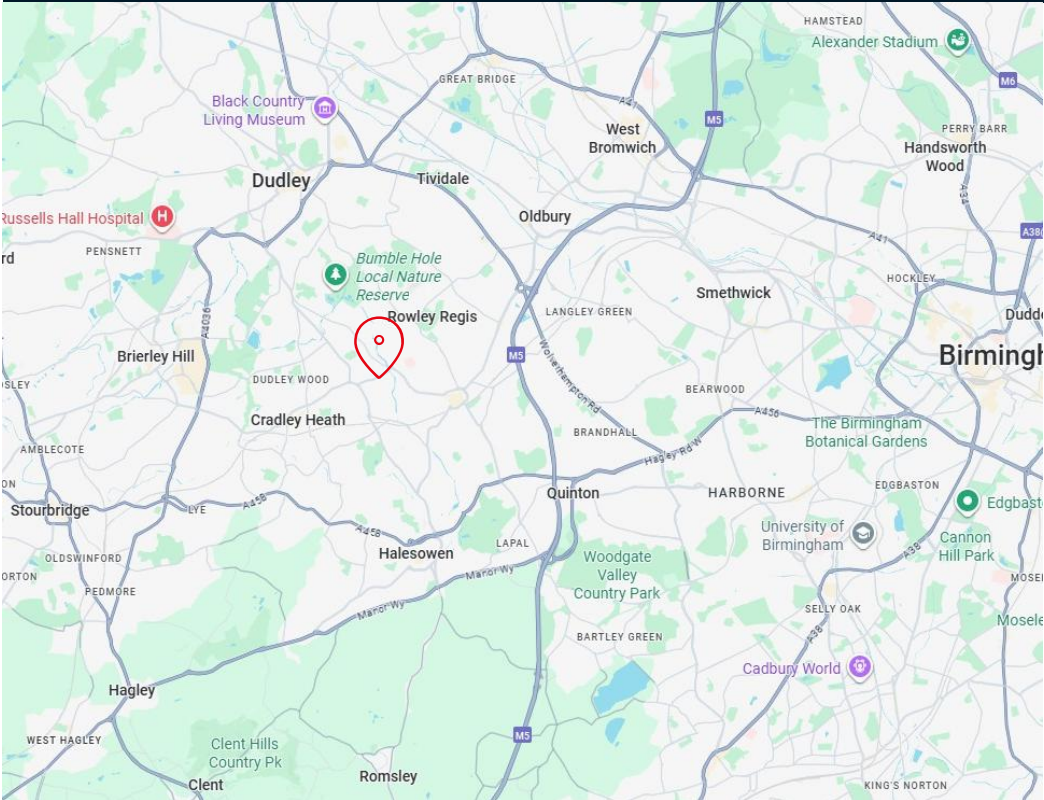
Externally the building benefits from 360 circulation and a small concrete yard to the south which includes 17 car parking spaces. To the north there are five car parking spaces.

Location

The building is situated in Cradley Heath and benefits from exceptional motorway connectivity, with Junction 2 of the M5 motorway located just 2 miles to the east of the town centre. This junction provides direct access to the M5, which connects north to the M54 (leading to Telford and Shrewsbury) and south toward Worcester, and the Southwest. The town is also within 4 miles of Junction 1 of the M5, and approximately 6 miles from the M54/M6 interchange at Junction 10a. The A4018 runs directly through Cradley Heath, providing a key arterial route connecting to the regional road network, while the A4092 offers additional connectivity to neighbouring towns including Halesowen and Stourbridge.

Accommodation

Area	Sq ft	Sq m
Warehouse	66,861	6,211.60
Ancillary areas	5,094	473.20
Total	71,955	6,684.80
Mezzanine	1,739.62	161.62



Garratts Lane/ Cradley Heath

Business Rates

TBC

EPC Rating

D(95)

Rent

Available on request

Money Laundering

The money laundering regulations require identification checks are undertaken for all parties purchasing/leasing property. Before a business relationship can be formed we will request proof of identification for the purchasing/leasing entity.

Viewings

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