



## CORNGREAVES TRADING ESTATE

**TO LET**  
**INDUSTRIAL/ WAREHOUSE UNITS**  
**5,337 - 10,745 SQ FT**  
**(495.82 - 998.23 SQ M)**

Charlton Drive, Cradley Heath • B64 7BJ

# UNITS 3&4



## LOCATION

Corngreaves Trading Estate is located on Charlton Drive in Cradley Heath.

Motorway access to Junction 3 of the M5 via the A458 is approximately 5½ miles distant. Junction 2 of the M5 approximately 5 miles.

Access to Birmingham city centre provided via the nearby A458 which is approximately 11 miles distant.



## ACCOMMODATION

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

| UNIT  | SQ FT  | SQ M   |
|-------|--------|--------|
| 3     | 5,408  | 502.41 |
| 4     | 5,337  | 495.82 |
| Total | 10,745 | 998.23 |

## SPECIFICATION

The buildings form two industrial / warehouse units of steel portal frame construction with profile cladding above brick and block work walls.

Internally, the units benefit from offices and a reception built to the front elevation plus WCs. The warehouse provides an eaves height of 6m, a three-phase power supply, concrete flooring and LED lighting.

Externally, forecourt parking is available, and vehicular access is provided via two electric roller shutter doors with a height of 4.35m and width of 4.32m.

## BUSINESS RATES

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

## SERVICE CHARGE

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

## EPC

Both units have an EPC Rating of E.

## VIEWINGS

For further information or to arrange a viewing, please contact:



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