



**RENT**  
**£7.50**  
(per sq ft)



**NEWLY REFURBISHED**



**EPC RATING**  
**B**



**Units 1, 2 & 3, Church Lane Industrial Estate**  
**Church Lane, West Bromwich, B71 1AR**

Leasehold | Industrial/Warehouse Unit | 3,853 - 14,196 Sq Ft (357.94 - 1,318.84 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 units are of similar steel truss structure, constructed from brick and block elevations with profile cladding above. The roofs are of steel profile metal sheeting incorporating translucent rooflights.

The units benefit from a concrete floor and provide a clear working height of 4.28m.

Unit 2 benefits from a small, single ground floor office.

Unit 1 benefits from a secure yard.

Vehicle access is provided via an electric roller shutter door to each unit and car parking is situated at the side of the building totalling circa 25 spaces.



## Accommodation

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

Floor	Sq Ft	Sq M
Unit 1	3,853	357.94
Unit 2	5,955	553.21
Unit 3	4,388	407.65
<b>Total</b>	<b>14,196</b>	<b>1,318.84</b>



## Amenities



EPC - B



Motorway



Car Parking



Secure Yard -  
Unit 1



Transport Links



Refurbished







## Further information

### Tenure

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

### Rent

£7.50 per sq ft exclusive of VAT.

### Tenure

Leasehold.

### Business Rates

Upon request.

### 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 B.

### Fixtures & Fittings

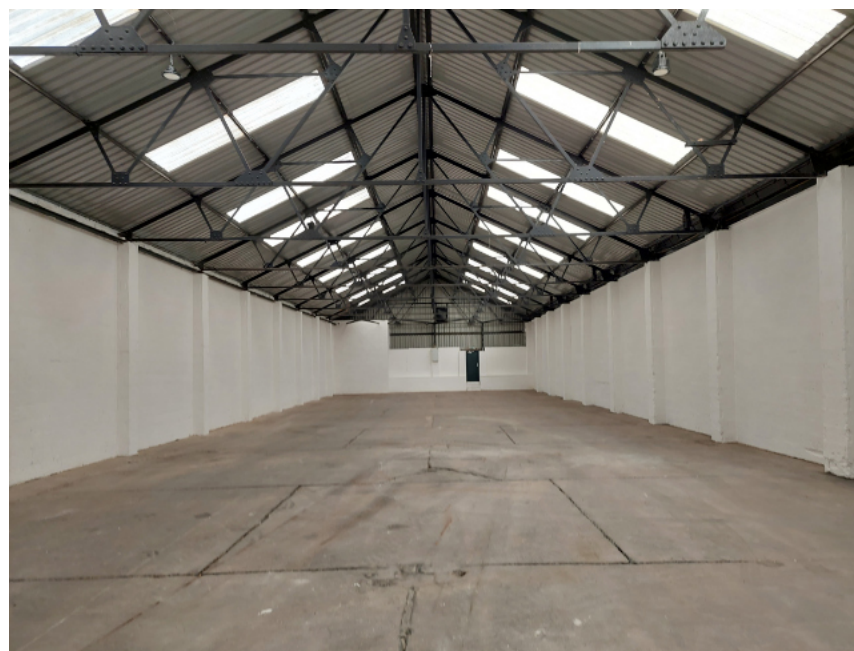
Any fixtures and fittings not expressly mentioned within these particulars are excluded from the letting.

### Anti Money Laundering

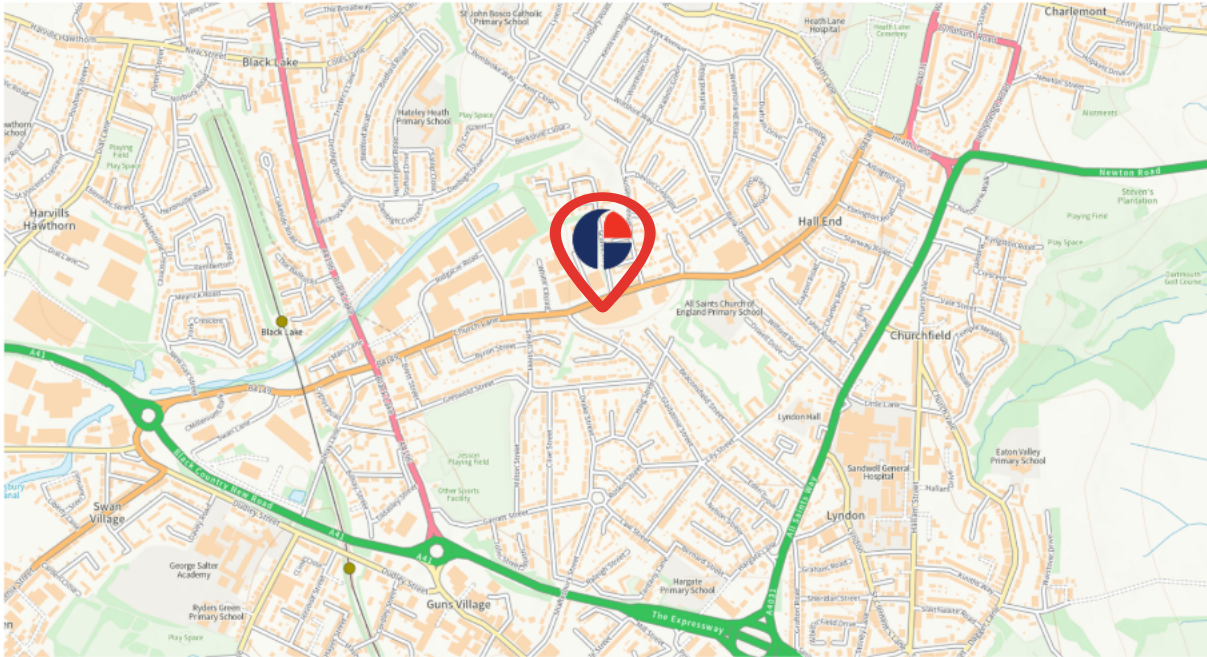
The successful tenant will be required to submit information to comply with Anti Money Laundering Regulations.

### VAT

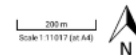
Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT). Any intending tenant should satisfy themselves independently as to VAT in respect of this transaction.



# Units 1, 2 & 3, Church Lane Industrial Estate, West Bromwich



Produced on Aug 24, 2023.  
© Crown copyright and database right 2023 (license number 100050532)



## Approximate Travel Distances



### Locations

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



### Nearest Station

- Tame Bridge Parkway - 2.2 miles



### Nearest Airport

- Birmingham International - 19.4 miles



## Viewings



### Arjun Delay



0121 561 7884



07966 469 240



arjun.delay@fishergerman.co.uk



### Mike Price



0121 561 7882



07909 596 051



mike.price@fishergerman.co.uk

**fishergerman.co.uk**

**Please Note:** Fisher German LLP and its Joint Agents give notice that: 1. They have no authority to make or give any representation or warranty on any property whether on their own behalf or on behalf of their clients or otherwise. 2. They do not owe any duty of care to you and assume no responsibility for any statements, representations, warranties or otherwise made in the particulars and you should not rely on those in the particulars. 3. The particulars are produced in good faith are set out as a general guide only and do not constitute or form an offer or a contract or part thereof. 4. Any photographs, descriptions, plans, measurements, distances and any other details in the particulars are approximate estimates only taken as the property appeared at the time and should not be relied upon as factually accurate. 5. Fisher German assumes prospective purchasers/tenants have carried out inspections to satisfy themselves that the information in the particulars is correct.

Particulars dated August 2023. Photographs dated August 2023.

