



## CORNGREAVES TRADING ESTATE

**TO LET**  
**INDUSTRIAL/ WAREHOUSE UNIT**  
**8,566 SQ FT (795.80 SQ M)**

Charlton Drive, Cradley Heath • B64 7BJ

# UNIT 19





## 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
19	8,566	795.80

## SPECIFICATION

The property is an end terrace industrial/warehouse unit of steel portal frame construction with brick walls to full height under a pitched sheeted roof with high bay and fluorescent strip lights. The property has single storey office accommodation to the front.

The unit has the following specification:

- Concrete floor
- 3 phase electricity
- Male and female toilets
- Roller shutter door (height 4.25m x width 4.18m)
- Clear working height of 6m (20ft)
- Office space of 443 sq ft
- Parking is available to the front of the unit with ancillary parking close by

## 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

The EPC rating is D.

## VIEWINGS

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



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