



CORNGREAVES TRADING ESTATE

TO LET
INDUSTRIAL/ WAREHOUSE UNIT
5,337 SQ FT (495.82 SQ M)

Charlton Drive, Cradley Heath • B64 7BJ

UNIT 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
4	5,337	495.82

SPECIFICATION

The unit is of steel portal frame construction with profile cladding above brick and block work walls.

Internally, the unit benefit from an office 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 an electric roller shutter door 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

The unit has an EPC Rating of E.

VIEWINGS

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



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