fisher german

Unit 5 & 6, Church Lane Industrial Estate

Church Lane, West Bromwich, B71 1AR

Leasehold
Industrial/Warehouse unit with yard

27,795 Sq Ft (2,582.22 Sq M)



To Let | £7.00 per sq ft



Amenities

Eaves height
6.69m - 7.79m

Refurbished -
EPC B

Secure Fenced
& Gated Yard

Unit 5 & 6, Church Lane Industrial Estate

27,795 Sq Ft (2,582.22 Sq M)

Description

The property has been constructed with brick elevations to approximately 2 metres with profile steel cladding above. The roof incorporates intermittent translucent roof lights and is of steel truss structure.

The unit benefits from an office, works canteen, male and female WC facilities, a minimum working height in the warehouse of 6.69m rising to 7.79m, vehicle access via two electric roller shutter doors measuring 5.42m wide x 6.97m high, sodium lights and a concrete gated yard with a depth of 17m.

The building has been refurbished comprehensively providing new office accommodation LED lighting and a full internal/external redecoration.

Visitor/staff car parking is allocated at the front of the unit.

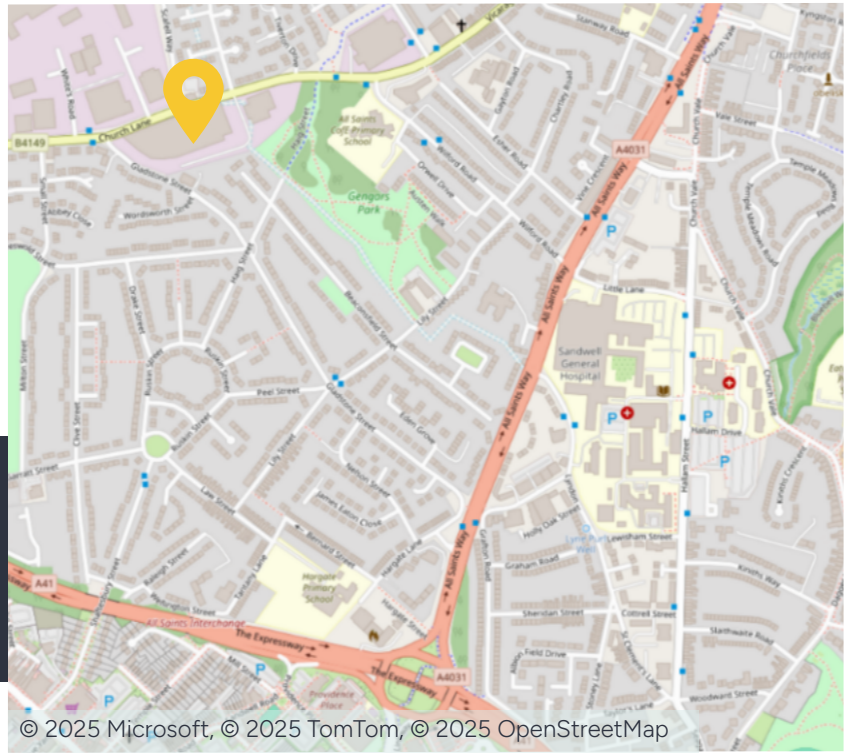
Location

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.



Accommodation

Description	Sq Ft	Sq M
Unit 5 & 6 - Warehouse	26,595	2,470.74
Unit 5 & 6 - Offices	1,200	111.48
Total	27,795	2,582.22



Locations
West Bromwich: 1.2 miles
J1 M5: 2.5 miles
Birmingham: 7.5 miles

Nearest station
Tame Bridge Parkway: 2.2 miles

Nearest airport
Birmingham International: 19.4 miles

Further information

Rent
£7.00 per sq ft per annum exclusive of VAT. Subject to Contract.

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

Business Rates
Rateable Value: £148,000.

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

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 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.

Viewings
Strictly by prior arrangement with Fisher German or our joint agents Bulleys 0121 544 2121.



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Particulars dated November 2025. Photographs dated October 2026.