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SIDDALL JONES
COMMERCIAL PROPERTY CONSULTANCY

Unit N Leona Industrial Estate, Nimmings Road, Halesowen, B62 9JQ



TO LET

Refurbished Industrial Warehouse/Workshop

Gross Internal Area: 1,490 ft^2 (138.43 m^2) approx.

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Location

The property is located on Leona Industrial Estate which is on the western side of Nimmings Road close to the junction with Masters Lane/Green Lane.

Halesowen town centre is circa 2.2 miles away to the south west, and Junction 3 of the M5 Motorway is nearby at a distance of about 2 miles to the south.

Description

The property comprises an end terrace industrial warehouse/ workshop of steel truss construction with full height brick elevations beneath a pitched roof with translucent roof lights.

The property has been recently refurbished and benefits from concrete flooring throughout, 2x level loading access doors, separate pedestrian access, strip lighting, three phase electricity and WC facilities.

The property is served by a common service yard and there is individual car parking for each unit.

Accommodation

Total (GIA) 1,490 ft2 (138.43 m2) approximately

Rental / Terms

The property is available to let on a new lease with length to be agreed at £12,500 per annum exclusive.

VAT

We understand VAT is payable on the rental.

Business rates

The Business Rates need to be separately assessed. However, we anticipate the property will qualify for exemption under Small Business Rates Relief.

Services

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 is to be responsible for their own legal costs incurred in this transaction.

Use Class

We understand that the property can be used for Use Class B2 (General Industrial).

The property may also be suitable for alternative uses, subject to obtaining the necessary planning consent and we advise all parties to check with the local planning department to check the suitability of their intended use.

Strictly no Motor trade or Recycling uses are allowed.

EPC

Available upon request from the agent.

Anti-Money Laundering

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

Availability

Available immediately, subject to the completion of legal formalities.

Viewing

Strictly via the sole selling agent Siddall Jones on
0121 638 0500







IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.