

**fisher
german**

Units 2 & 3, Church Lane Industrial Estate

Leasehold
Industrial/Warehouse Unit

Church Lane, West Bromwich, B71 1AR

4,388-10,343 Sq Ft (407.65-960.90 Sq M)



To Let | £7.50 per sq ft



Amenities



EPC B



Refurbished



Roof Lights



Parking



Motorway



Transport
Links

Unit 2 & 3, Church Lane Industrial Estate

4,388-10,343 Sq Ft (407.65-960.90 Sq M)

Description

Unit 2 & 3 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. Both units have WCs and a kitchenette.

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 20 spaces.

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 2	5,955	553.21
Unit 3	4,388	407.65
Units 2 & 3	10,343	960.90

Locations

West Bromwich: 1.2 miles

J1 M5: 2.5 miles

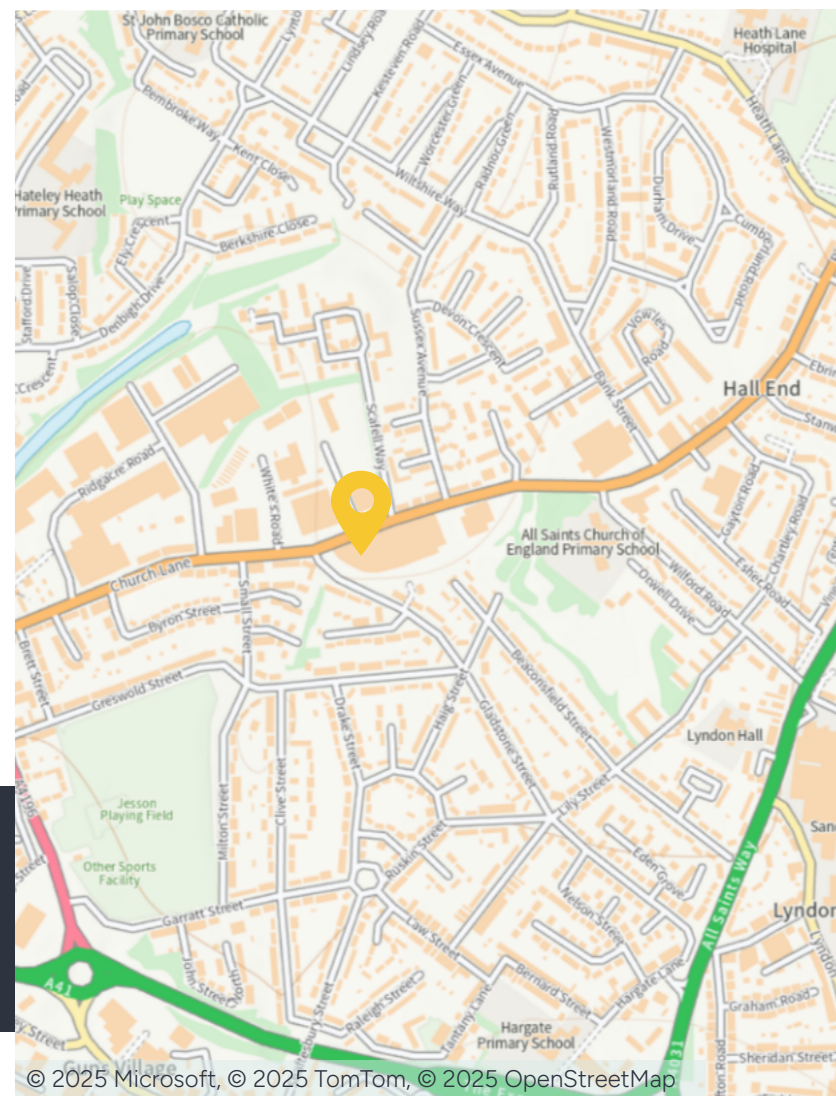
Birmingham: 7.5 miles

Nearest station

Tame Bridge Parkway: 19.4 miles

Nearest airport

Birmingham International: 19.4 miles



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.

Business Rates

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 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.

Viewings

Strictly by prior arrangement with the sole agents.



Contact us

Viewings by appointment only.

To arrange a viewing, please contact:



Arjun Delay

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Particulars dated November 2025. Photographs dated August 2023.



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