

To Let

Hereward Rise, Halesowen, West Midlands, B62 8AN

82,329 sq ft (7,648.61 sq m)

Description

Access to the building is off Hereward Rise via an estate road which services the building and is to the following specification.

- 11 Docks covered by canopy
- 1 level access loading door
- Steel portal frame construction
- Mezzanine in main warehouse
- New heating systems
- Gas + Electricity supply
- 9.2m eaves
- 25m shared service yard
- 72 parking spaces

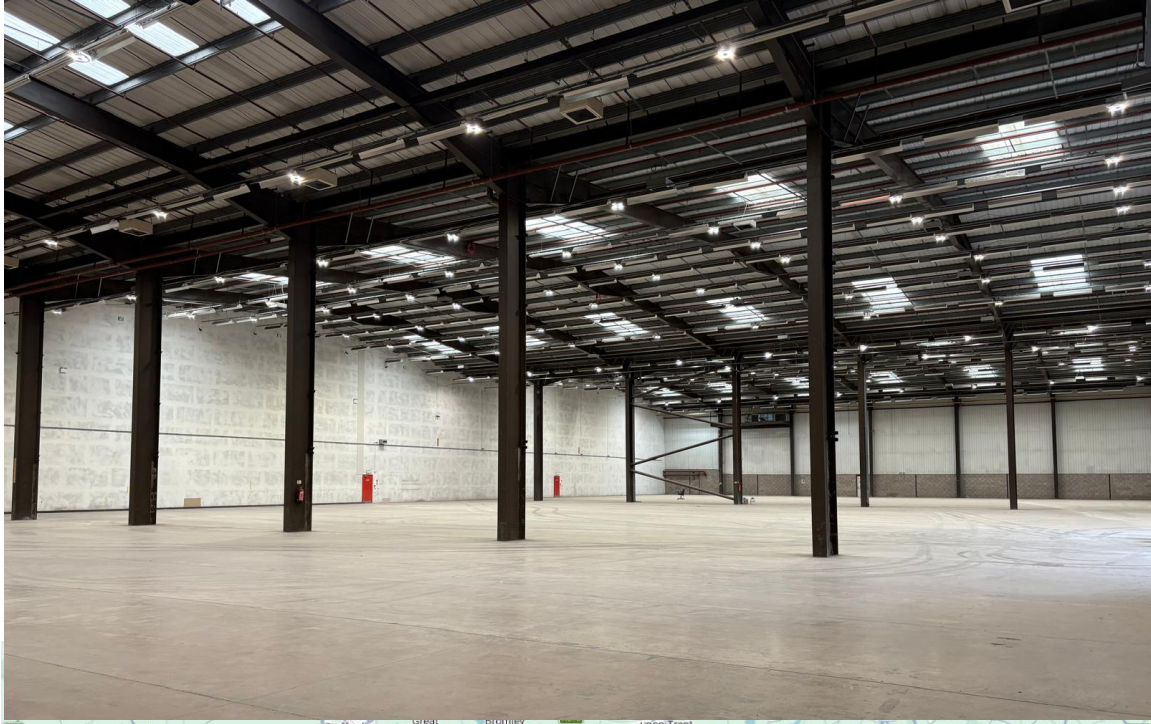
Accommodation

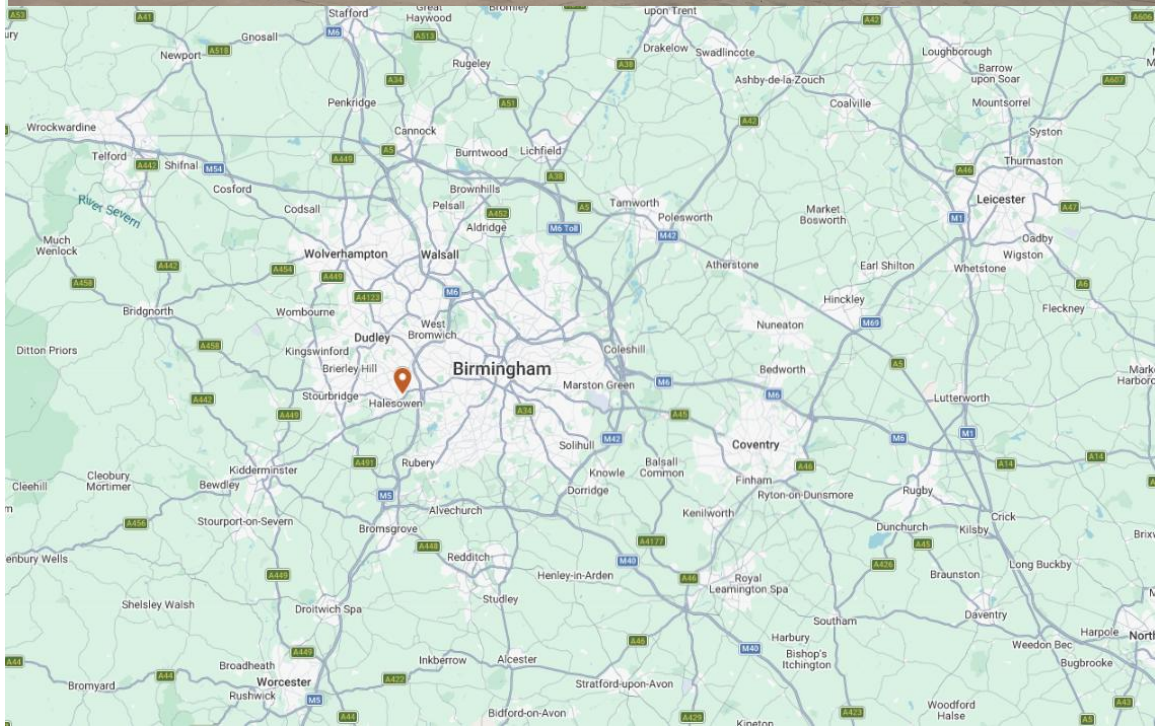
	Sq ft	Sq m
Warehouse	62,631	5,818.61
Loading Bay	9,980	927.17
Mezzanine	9,718	902.83
Total GIA	**82,329**	**7,648.61**

Location

Halesowen is strategically located in the Black Country, approximately 8.6 miles West of Birmingham. The town sits within the Metropolitan Borough of Dudley and forms part of the Black Country conurbation. Its position places it at the heart of one of the UK's most significant industrial regions, with excellent access to the broader West Midlands metropolitan area, which has a population of over 2.9 million people.

Halesowen benefits from its position near Junction 3 of the M5 motorway, providing excellent connectivity to the wider regional motorway network including the M6 and M42. This strategic location makes it attractive for both residential commuters and businesses requiring distribution access across the Midlands.





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Rent

On application

Terms

The property is available on a new FRI lease on terms to be agreed.

EPC

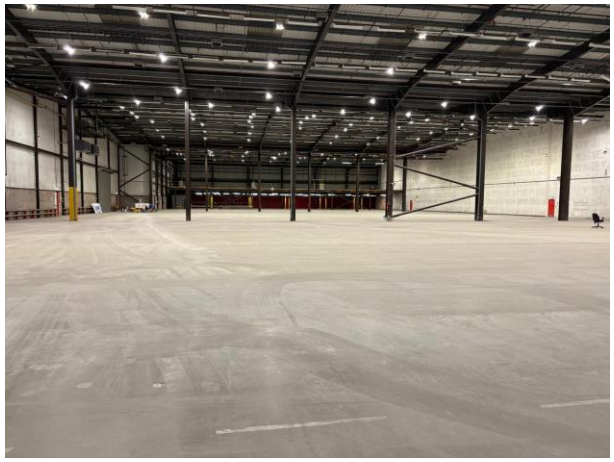
Upon Enquiry.

Money Laundering

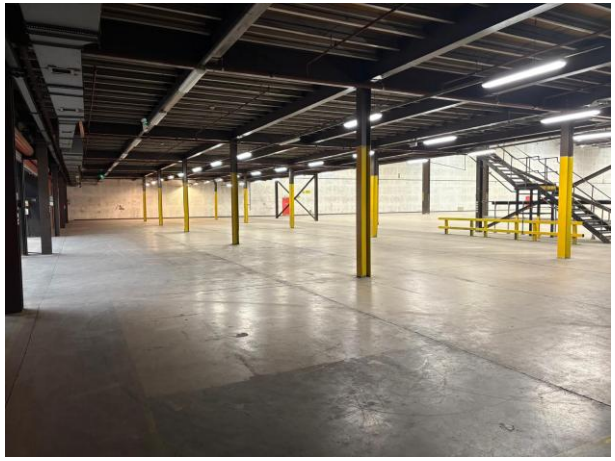
The money laundering regulations require identification checks are undertaken for all parties purchasing/leasing property. Before a business relationship can be formed we will request proof of identification for the purchasing/leasing entity.

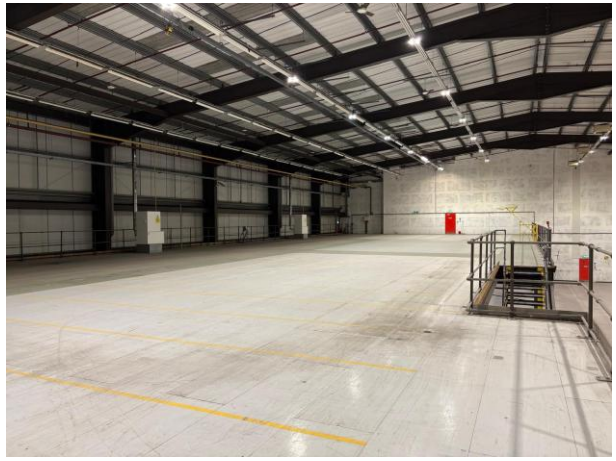
Viewings

If you would like further details on this property or would like to arrange a viewing please contact the agents below.









Josh Brown
josh.brown1@jll.com
+44 (0)7889 067387

Steven Jaggers
steven.jaggers@jll.com
+44 (0)7837 995259

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