

SHENSTONE

TRADING ESTATE

BROMSGROVE ROAD • HALESOWEN • B63 3XB

Part of  AURORA PARKS

Block 2 & 3
6,683 & 8,875 sq.ft
(620 & 825 sq.m)

**Recently Refurbished
Multi-Let industrial Estate**

TO LET



Description.



A prominently located estate with CCTV and electrically operated security gates close to Halesowen town centre and Junction 3 of the M5 motorway. Units are popular with trade counter, manufacturing and storage companies.

Block 2 Unit 2:

6,683 sq ft

Situated towards the front of the estate providing excellent roadside frontage. The unit benefits from a clear working height of 6m and provides roller shutter door access.

Block 3 Unit 2:

8,875 sq ft

The unit has recently undergone a comprehensive refurbishment, which includes a new roof. The unit benefits from front and rear roller shutter door access with a small yard area located towards the rear. The unit provides 160 KVA.



Accommodation.

Specification.



Block 2: Unit 2



Block 3: Unit 2



Block 2 Unit 2



Excellent road side frontage



Recently comprehensively refurbished including a new roof



Roller shutter door access



Clear internal working height of 6m



On site CCTV



160 KVA Power

Block 3 Unit 2



Front and rear roller shutter door access



Recently comprehensively refurbished including a new roof



Clear internal working height of 6m



On site CCTV



160 KVA Power



Block 3: Unit 2



Location.

 Click here to view
Google Maps

 What3Words
silks.until.dare

A prominently located estate with CCTV and electrically operated security gates close to Halesowen town centre and Junction 3 of the M5 motorway. Units are popular with trade counter, manufacturing and storage companies.

The estate itself is situated upon Bromsgrove Road (A459) which provides connections to the A456 dual carriageway and the M5 motorway located south-east of the estate. Halesowen town centre is located within close proximities of the trading estate, approximately 1 mile to the west. Occupiers benefit from a prominent roadside presence on an arterial route, with good access to major road networks and residential dwellings.

Further Information.

TERMS

The units are available on a new full repairing lease for a term to be agreed. The rent is exclusive of business rates, service charge, utilities and VAT (if applicable).

RENT

Upon application.

VAT

All prices are quoted exclusive of VAT which is charged in addition at the rate prevailing.

RATEABLE VALUE

Unit 2 Block 2 - £32,750

Unit 2 Block 3 - £45,250

SERVICE CHARGE

A service charge is payable half yearly in advance to the managing agent and covers the cost of the management and upkeep of the common parts of the estate. Figures are based on the 2024 - 2025 budget and are subject to change.

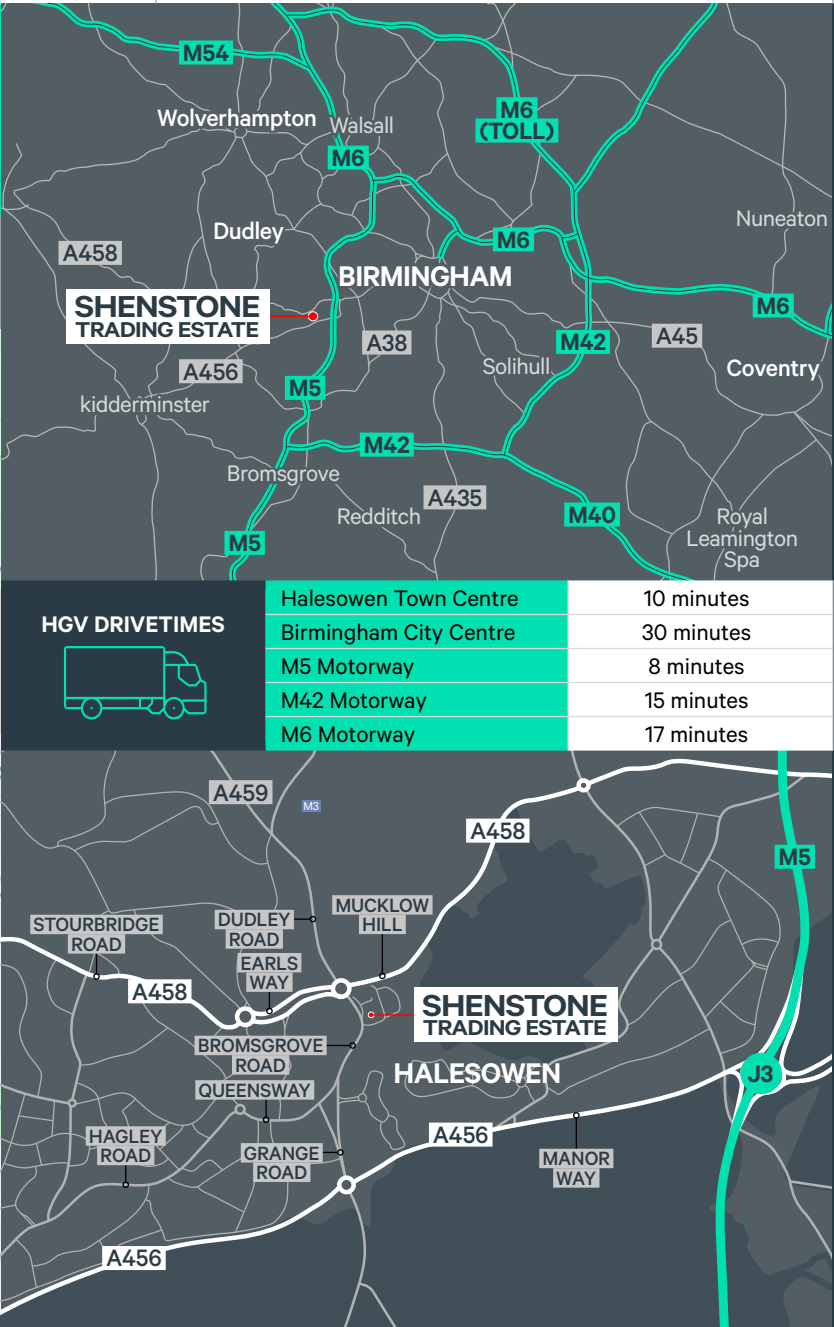
Unit 2 Block 2 - £4,404.16 (+VAT)
per annum

Unit 2 Block 3 - £5,848.65 (+VAT)
per annum

ENERGY PERFORMANCE CERTIFICATE RATING

Unit 2 Block 2 - D (77)

Unit 2 Block 3 - B (33).



Contact.

For further information or to arrange a viewing please contact the joint agents:

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IN PARTNERSHIP WITH

Hines

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