



Overend Road, Cradley Heath B64 7DD

TO LET

Industrial/Warehouse Unit

**14,939 Sq Ft
(1,388 Sq M)**

DESCRIPTION

The site extends 0.48 ha (1.18 acres) and comprises a warehouse unit with inter-connected 2 storey offices and concrete surfaced yard.

- ✓ Concrete surfaced yard
- ✓ Two storey offices
- ✓ Welfare facilities
- ✓ Height to the haunch 4.5m

LOCATION

The Property is located on Corngreaves Trading Estate, located to the south of Cradley Heath, approximately 10 miles west of Birmingham City Centre. Corngreaves Road provides access to the A458 to the south which links to Junction 3 of the M5 to the east.

ACCOMMODATION

Gross Internal Areas	sq ft	sq m
Warehouse	12,369	1,149
Offices & Welfare	2,571	239
Total Approx. GIA	14,939	1,388

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

BUSINESS RATES

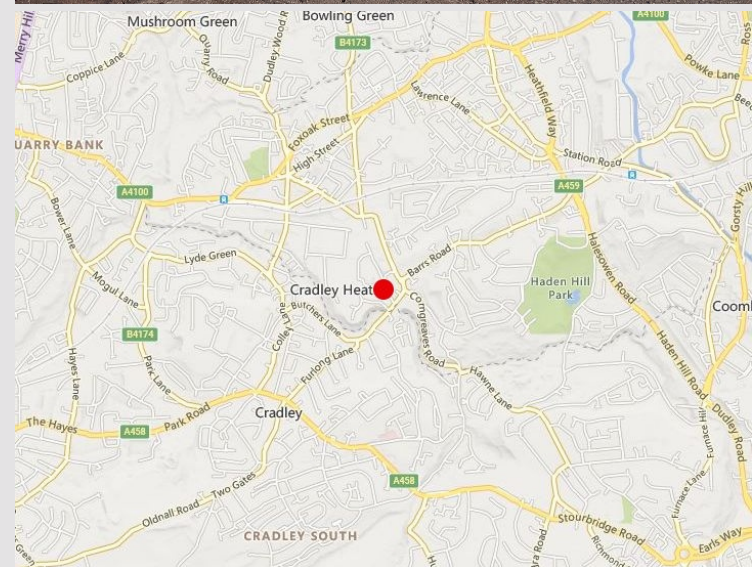
On application.

TERMS

The land and buildings are held leasehold and are available via subletting/assignment.

EPC

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Regulated by RICS 15-Jul-2024

VIEWING & FURTHER INFORMATION

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